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SUBCOMMITTEE ON ZONING AND FRANCHISES 1

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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April 29, 2025
Start: 10:22 a.m.
Recess: 1:57 p.m.

HELD AT: Council Chambers - City Hall

B E F O R E: Kevin C. Riley,
Chairperson

COUNCIL MEMBERS:
Shaun Abreu
Erik Bottcher
David M. Carr
Kamillah Hanks
Francisco P. Moya
Sandy Nurse
Yusef Salaam
Lynn C. Schulman

3 James Howard

4 Jeff Blau

5 Andrew Rosen

6 Elise Wagner

7 Patrick Blanchfield

8 Jordan Wright

9 Ambur Nicosia

10 Paul Devlin

11 Susan Marshall

12 Sally Greenspan

13 Keith Forest

14 Joseph Rocco

15 Cobi Levy

16 Winston Majette

17 Andrew Rosesee

18 Joe Restuccia

19 Jeff Gardner

20 Pamela Wolff

21 Aletta Lafarge

22 Kevin Jones

23 Frank Clarke

24 Jacob Dickson

25 Dale Burnett

2 A P P E A R A N C E S (CONTINUED)

3 Robert Hammen
4 Cynthia Stark
5 Catherine Laferty
6 Michael Walsh
7 Cindy Ruby Estrada
8 Wright Harvey
9 Matthew Riker
10 Brian Chen
11 Sharon Brown
12 Irati Castell
13 Andrea Adelman
14 Luana Green
15 Pat McCane
16 Shakar Crawford
17 Chandra Singh
18 Ahbat Depas
19 Inahee Selden
20 Alan Van Capelle
21 Hiba Sigar
22 Vivek Singh
23 Ash Wolston
24 Tasha Miller
25 Michael Vestoreli

1 SUBCOMMITTEE ON ZONING AND FRANCHISES 4

2 A P P E A R A N C E S (CONTINUED)

3 Lawrence Lipman

4 Patricia Sharkey

5 Reverend Noel Vanek

6 Cathy Rugros

7 Richard Graziano

8 Kareem Holmes

9 Amor Ahmed

10 Wasim Ahmed

11 Karen Flaherty

12 Layla Law Gisiko

13 Tappy Hightower

14 Ietty Adelona

15 Kenin Porter

16 Aletta Laferg

17 Carmen Mattis

18 Ana Aust

19 Joe Keen Alenal

20 Bridgett Gramling

21 Tru Sims

22 John Collins

23 Tom Morris

24 Maria Ortiz

25 David Slos

2 A P P E A R A N C E S (CONTINUED)

3 Lydia Andre

4 Chante Bunch

5 Denise Lugo

6 Veronica Thaxton

7 Leslie Sloan

8 Reverend Dr. Johnny Green

9 Elizabeth Velez

10 Renee Keet

11 Rodney Harrison

12 Ford Adams

13 James Duckett

14 Kevin Carmichael

15 William Fraser

16 Schamane O'Connell

17 Julie Haterer

18 Christopher Leon Johnson

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SERGEANT AT ARMS: This is a microphone check on the Committee on Zoning and Franchises recorded by James Moreno on April 29, 2025 in the Chambers.

SERGEANT AT ARMS: Good morning and welcome to today's New York City Council hearing for the Subcommittee on Zoning and Franchise. Please silence all cell phone and electronic devices and do not approach the dais. If you wish to submit testimony, you may do it via email to testimony@council.nyc.gov. Once again, do not approach the dais unless you are testifying. Thank you. Chair, we are ready to begin.

CHAIRPERSON RILEY: [GAVEL]. Good morning everyone and welcome to a meeting on the Subcommittee on Zoning and Franchises. I am Council Member Kevin Riley, Chair of this Subcommittee. This morning, I am joined remotely by Council Member Hanks and in chambers by Council Member Schulman, Salaam, Carr, Abreu, Nurse and Bottcher.

We are holding today's two hearings but first we will vote on a Proposal known as 2510 Coney Island Avenue Rezoning in Council Member Vernikov's District.

We will then hold a hearing regarding the Proposal known as Grace Houses in Council Member Nurse's District followed by a second hearing regarding the Proposal known as Western Railyards Modification and Mapping Action in Council Member Bottcher's District.

Starting with the vote on the Proposal known as 2510 Coney Island Avenue Rezoning and consists of LU's 267 and 268. This is the proposed residential mixed use development in Sheepshead Brooklyn. The development as modified by Applicant will have approximately 27 apartments, of which approximately nine are projected to be affordable. The proposal consists of two actions. The first is a proposed zoning map amendment to change an R4 residential district and a C8-1 commercial district to an R7 D residential district with a C2-4 commercial overlay.

The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. We are recommending to modify the proposed zoning districts for the rezoning area to the R6B and R6D districts with a C2-4 commercial overlay, which are more consistent with the height and built character of buildings along the section of Coney Island Avenue.

The entire proposal rezoning area will remain an MIH designated area.

In addition, we are recommending to remove MIH Option 1 so that the 30 percent of the apartments will have to be affordable to families with a household income of 80 percent AMI. Making them accessible to both low and middle income families.

Counsel, are there any Council Members with questions or remarks at this time?

COMMITTEE COUNSEL: No Chair.

CHAIRPERSON RILEY: Okay. I will now call for a vote to approve of modification LU's 267 and 268 relating to the 2510 Coney Island Avenue Rezoning Proposal. Counsel, please call the roll.

COMMITTEE COUNSEL: Chair Riley?

CHAIRPERSON RILEY: Aye.

COMMITTEE COUNSEL: Council Member Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE COUNSEL: Council Member Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE COUNSEL: Council Member Schulman?

COUNCIL MEMBER SCHULMAN: Aye.

COMMITTEE COUNSEL: Council Member Salaam?

COUNCIL MEMBER SALAAM: I vote aye.

COMMITTEE COUNSEL: Council Member Carr?

COUNCIL MEMBER CARR: Aye.

COMMITTEE COUNSEL: By a vote of six in the affirmative, zero opposing, zero abstentions, LU's 267 and 268 are approved with modifications. These items are now referred to full Land Use Committee.

CHAIRPERSON RILEY: I will now open the public hearing on Preconsiders LU's relating to the Grace Housing Rezoning Proposal in Council Member Nurse District. This is a proposal to develop a new building with approximately 153 apartments in East New York Brooklyn. The proposal consists of two actions. The first, a rezoning action to rezone the project area from R5B to an R6A rezoning district and second, a zoning text amendment to map a Mandatory Inclusionary Housing area.

The applicant intends to develop the building under HPD's extremely low and low income affordability program, also known as Ella with 100 percent affordability but at minimum, the MIH requirements would mandate at least 38 to 54 units to be permanently affordable.

For anyone wishing to testify regarding this proposal remotely, if you have not already done so,

you must register online by visiting the Council's website at council.nyc.gov/landuse.

For anyone with us in person, please see one of the Sergeants to submit a speakers card. If you prefer to submit written testimony, you can always do so by emailing it to landusetestimony@council.nyc.gov.

I will now call the applicant panel for this proposal which consists of James Howard. Counsel, can you please administer the affirmation?

COMMITTEE COUNSEL: Can you please turn on your microphone? Thank you, could you please also raise your right hand and state your name for the record?

JAMES HOWARD: Sure, James Howard.

COMMITTEE COUNSEL: Do you swear to tell the truth and nothing but the truth in your testimony today in your response to Council Member questions?

JAMES HOWARD: Yes I do.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON RILEY: Thank you. For the viewing public, if you need an accessible version of this presentation, please send an email request to landusetestimony@council.nyc.gov. And now the applicant team may begin. I just ask that you please

reinstate your name and organization for the record.
You may begin.

JAMES HOWARD: Thank you very much. My name is James Howard with JT Realty Advisors. I'm here on behalf of Grace Housing Development Fund Corporation and Grace Baptist Church. They are the Co-owners of the sites in question that we would like to have rezoned. Next slide please.

So, as previously stated by the Committee Chair, we're here for two purposes. One is for a Zoning Map Amendment and one is for a Zoning Text Amendment. The Zoning Map, we want to change from an R5B within 1.35 FAR to a R6A with a 3.6 FAR. That will result in our ability to increase the square footage on the respective sites. There are 13 sites currently owned by the Grace Church and HDFC.

With those changes, we are looking to build two buildings. One is a seven story building with 114 units on Vermont Street and one is a five story building with 39 units on New Jersey Avenue above a brand new church for Grace Baptist Church, along with some community facility. There will also be underground parking. 54 spaces on Vermont Street and 24 or so spaces give or take on New Jersey Avenue.

The spaces will be available to the tenants in the building free of charge. There will be no parking fees or costs for the parking spaces. The affordability, we're projecting 153 affordable units. Of those units, 30 percent will be at - I'm sorry, 15 percent will be at or below 30 percent of AMI, 15 percent at or below 40 percent of AMI, 10 percent at or below 50 percent of AMI, 40 percent at or below 60 percent of AMI and finally 20 percent at or below 90 percent of AMI.

It's expected that this will be financed through HPD's Ella Program with tax credits and tax exempt bonds to make the project affordable to all. That's essentially the presentation. We want to focus on the affordability, the parking, uhm and going forward, as a result of the various discussions that we've had starting with our Council Member Nurse, the Community Board, the president, Borough Presidents Office, we've taken into consideration some of the concerns about A, the unit sizes and B, the lack of three bedroom units. So, if we could go to slide 14 please? Keep going please. Go back please, go back, back, back. There is a - I don't see it there but so, what we've done was we've reconfigured the

project. We haven't redesigned it yet but we've reconfigured it to address some of the concerns presented by the Council Members office, the Community Board and the Borough Presidents Office and that would result in an addition of nine three bedroom apartments. The two bedroom units would go down to 57 two bedroom units, 32 one bedrooms, and 37 studios for a total of 135 units.

The reason that the unit count would change is because we've also decided that we could increase the unit sizes. Originally the studios were averaging between 300 and 350 square feet. One bedrooms were roughly 500 to 550 square feet and the two bedrooms were under 600 square feet. So, we have proposed to change those to make the studios between 400 and 500 square feet. The one bedrooms between 650 and 750 square feet. The two bedrooms between 750, 800 square feet and the three bedrooms would be between 800 and 900 square feet.

As a result of those changes, increasing the unit square footages and adding three bedroom units, it obviously would result in a decrease in the number of units that we could provide. The final numbers would be determined after the architects redesign project.

With that, I will pause for questions.

CHAIRPERSON RILEY: Thank you so much. Just a few questions before I toss it to Council Member Nurse. Can you give me a breakdown on the units one more time please?

JAMES HOWARD: Sure. As far as the unit distribution or affordability?

CHAIRPERSON RILEY: Unit distribution.

JAMES HOWARD: Absolutely. So, the current proposal includes 29 studios, 53 one bedrooms, 71 two bedrooms, and no three bedroom apartments.

CHAIRPERSON RILEY: How much three?

JAMES HOWARD: No, zero three bedrooms for a total of 153 units.

CHAIRPERSON RILEY: Is there a reason why there's no three bedroom apartments?

JAMES HOWARD: Uhm, we were trying to maximize the number of affordable units so that's why the original proposal did not have any three bedrooms.

CHAIRPERSON RILEY: If you minimize the studios, would you be able to produce any three bedrooms?

JAMES HOWARD: Yes, so what we've looked at now -

CHAIRPERSON RILEY: Affordable three bedrooms.

JAMES HOWARD: Yes, absolutely. 100 percent affordable under both scenarios. The original with 153 units and the proposed, which would total 135 units. We would have 37 studios, 32 one bedrooms, 57 two bedrooms, and 9 three bedrooms.

CHAIRPERSON RILEY: Okay. I just want to continue being consistent. I'm not a fan of studio apartments. I believe that they're not conducive to communities who are trying to grow families or even have you know shared spaces where they can invite loved ones over. So, I just want to put that on the record as consistent as I've been.

The other two questions I have are, when did the church acquire the residential properties on the block?

JAMES HOWARD: I'd say over the last 20 years or so.

CHAIRPERSON RILEY: 20 years okay.

JAMES HOWARD: Yeah, so Grace Baptist Church had developed Grace Houses down the street some time ago, as a HUD project. They sold it and as part of the sale, they had to use the proceeds to further affordable housing development. So, they used those proceeds to acquire the vacant lots along Vermont

Street, as well as New Jersey Avenue for future development. So, it had always been contemplated that the church would develop those sites. Given the poor condition of the existing church, the church had a need to redevelop their church as well and in an effort to do that, we looked at kind of cross subsidizing that by also building affordable housing and creating a new church at the base of the New Jersey Avenue residential building.

CHAIRPERSON RILEY: Is the church going to be the same square foot as the original church or are they losing spaces?

JAMES HOWARD: For the most part yes, yes, absolutely.

CHAIRPERSON RILEY: Okay. I'm sorry I said two questions. I have one more.

JAMES HOWARD: No, no, no.

CHAIRPERSON RILEY: Uhm, can you just educate the Committee on why the church selected an R6A district for this project?

JAMES HOWARD: Sure, absolutely. The R6A was done to be consistent with the adjacent East New York Rezoning that took place several years ago. In fact, one of the sites that the church owns was in fact

included right off of Liberty Avenue but unfortunately it did not extend down towards you know the other end of the block, so -

CHAIRPERSON RILEY: So, just is to continue the same makeup of the community?

JAMES HOWARD: Absolutely. Yes, absolutely.

CHAIRPERSON RILEY: Alright, okay thank you.

JAMES HOWARD: I have no more questions. Council Member Nurse.

COUNCIL MEMBER NURSE: Thank you Chair. Good morning.

JAMES HOWARD: Good morning.

COUNCIL MEMBER NURSE: I just want to thank you for accommodating the need for larger family units. I'd love to see the final breakdown that you've said out loud to us today in written form.

JAMES HOWARD: Sure.

COUNCIL MEMBER NURSE: And with the breakdown of the affordability rent, just so we can have it on the record.

JAMES HOWARD: Okay.

COUNCIL MEMBER NURSE: But I appreciate that you came today with an update. I agree with the Chair that studios really aren't a solution for our housing

crisis and three bedrooms is a hill for me to die on, so thank you. And also for making the unit sizes bigger so if you could also provide in written format the size of the studios, one bedrooms, two bedrooms, and three bedrooms as you articulated here today.

We've had a couple conversations back and forth and I just want to get on the record, where are we in terms of coming up with a plan, a transition plan and an eventual permanent housing plan for the people who already live on that block?

JAMES HOWARD: Good question. So, as we have recently seen, there are roughly three tenants currently residing on the block within the properties owned by the church. And we've committed to providing them with affordable long term housing. Initially obviously as those sites are demolished, to develop the two new buildings, we would develop it in phases. So, if these tenants reside in Vermont Street. If we did the New Jersey Avenue site first, then we could continually move them into the new apartments on New Jersey Avenue and then you know redevelop the Vermont Street site.

If that's not an option, we would find temporary alternative housing until both sites are redeveloped

and then provide them with an opportunity to move into the new buildings.

COUNCIL MEMBER NURSE: Okay and covering the moving cost that was made.

JAMES HOWARD: Yeah, I'm sorry. Yeah, so any moving costs, short term rental costs would be covered by the development team, yes.

COUNCIL MEMBER NURSE: Okay great. I would love to see that in the final package.

JAMES HOWARD: Sure.

COUNCIL MEMBER NURSE: I think those are my main questions. I see that you've accommodated the larger unit sizes as requested by the Community Board and you've accommodated kind of like a wider range of AMI to somewhat account for mixed income. So, I appreciate that as well and I really don't have any other questions given that you've come here with those updates but I can follow up with you offline.

JAMES HOWARD: Sure, thank you very much.

COUNCIL MEMBER NURSE: Thank you Chair.

CHAIRPERSON RILEY: Thank you Council Member Nurse. Are there any other Council Member questions for this panel? There being no questions for this panel, this panel is excused. Thank you for

testifying today. Counsel, are there any members of the public who wish to testify on this project?

COMMITTEE COUNSEL: There is no one online but if you signed up in person, could you please see one of the Sergeant at Arms?

CHAIRPERSON RILEY: This is regarding the LU's relating to the Grace Housing Rezoning Proposal. If you are in here in person and you signed up to testify, can you please come up to the podium?

Okay, there being no members of the public who wish to testify on Preconsidered LU's relating to the Grace Housing Rezoning Proposal, the public hearing is now closed and the items are laid over.

Okay, I will now open the public hearing on LU's 283, 284, 285, and 286 related to the Western Rail Yard Modification Proposal in Council Member Bottcher's District. This proposal consists of two alternative scenarios. To develop the western portion of the MTA Rail Yard located between 11th Avenue and the West Side Highway and West 30th and West 33rd Street, which is known as the Western Rail Yard.

In 2005, the city established a special Hudson Yard district and rezoned the eastern portion of the

railyards between 10th Avenue and 11th Avenue and West 30th and West 33rd Streets, known as Eastern Rail Yard.

In 2009, the city rezoned the Western Rail Yard, an objective was to create a mixed use residential area with open spaces that had less density than the eastern portion. The Eastern Rail Yard was developed with a seven million square foot mixed use development with four towers that were completed in 2019. Despite the 2009 rezoning of the Western Rail Yard, this site has not been developed to date. The applicant is now proposing an updated development proposal for the Western Rail Yard under two scenarios.

The first scenario involves building a casino along with commercial and residential buildings. The second scenario is to develop a mix of commercial and residential buildings and would not include a casino. The proposal involves four land use actions. The Western Rail Yard is located in the special Hudson Yard District. The special district specifies where building can be built above the rail yards and specific design features. The applicant is seeking a special permit to modify these regulations to pursue

their updated development scenarios. The second action is a zoning text amendment to broaden the scope of the special permit to achieve the design changes needed to pursue the proposed development scenarios.

The third action is to amend the city's map to change the elevation of West 33rd Street, which borders the site to the north. The forth action is to amend the restrictive declaration associated with this site and that governs the design and operation of the required publicly accessible open space on the sites.

Before we discuss this proposal further, I will repeat what I said when we heard a proposal earlier this year to develop a casino in Willets Point Queens. Neither the actions we heard about Willets Point nor the actions that we will hear about today will authorize a casino.

In 2002, the state decided to issue up to three gaming facility license in the downstate area, which includes the city, and the state, is leading the process to decide which proposals are awarded a license. This state led process consists of three steps that will begin this summer. The first step

consists of a review by a community advisory committee, also known as the CAC, followed by the review of the Gaming Facility Location Board, and a final decision will be issued by the State Gaming Commission. A decision by the state is expected by the end of this year. The proposal before us today concerns the design of the proposed buildings, public open space and street configurations under two different scenarios. One with a casino and one without a casino. Under either scenario, it is important for the public to understand that the actions that will be discussed today will not authorize the applicant to actually build a casino. Whether the applicant can build a casino will be decided by the state later this year. I hope this is clear to everyone here today or listening online.

For anyone wishing to testify remotely, you must register online by visiting the Council's website at council.nyc.gov/landuse. For anyone with us in person, please see one of the Sergeant at Arms to submit a speakers card. If you prefer to submit written testimony, you can always do so by emailing it to landusetestimony@council.nyc.gov. And I will

now like to give the floor to Council Member Bottcher for his opening remarks.

COUNCIL MEMBER BOTTCHE: Good morning everyone. Thank you so much Chair Riley. I also want to thank Housing Committee Chair Pierina Sanchez who agreed to swap hearing rooms with us today. They had us over at 250 Broadway and that would have been tight, so happy that we're able to be here today to accommodate everybody.

Thank you to everyone for joining us for today's hearing on the future of the Western Railyards. This is not just another land use application. This is a decision about one of the most valuable parcels of land in New York City and therefore one of the most valuable in the world. The choices that we make here will help shape our neighborhoods, our city, and the lives of New Yorkers for the next 100 years and beyond.

Because of that, the stakes could not be higher. Our responsibility is clear to ensure that this extraordinary public asset is maximized for the public good. Not for short term profits but lasting public benefit.

This is not a decision we take lightly. Today, under Chair Riley's leadership, we will conduct a fair, thorough and robust hearing. We'll hear from the applicant, from stakeholders and most importantly the public. The people who will live with the consequences of what gets built here. The applicant has argued that the 2009 rezoning for this site, a plan shaped by years of hard work and negotiation has not stood the test of time and that the financing assumptions made back then did not materialize as expected and don't pencil out today.

We'll be exploring that aspect closely today. We'll be asking, is the current zoning truly unworkable? And if changes are to be made, are the proposed alternatives financially sound, realistic and truly in the long term interests of New Yorkers? The fact that the applicants proposal involves securing a casino license, a license that is by no means guaranteed, makes these questions even more urgent.

In a city as diverse and as passionate as ours, you'll never achieve full unanimity but for a project of this magnitude, there must be credible, substantial buy in from the community that will live

with its impacts. And at the end of the day, this is about making the most of an irreplaceable opportunity to build the housing we need, the open spaces we deserve and the resilient, equitable city we aspire to leave for future generations. New Yorkers are proprietary about our city, like this is our city and that's true but in another sense, we are just stewards of this great city. We are here for a relatively short amount of time and it's our job to care for our city, to cherish it, to pay it forward and to leave behind a city that is even more wonderful, fairer and more lasting than what we inherited. Something that will stand the test of time. Thank you again to everyone who is here today to share you perspective. Your voices matter. Your voices will be heard. Let's get started.

CHAIRPERSON RILEY: Thank you Council Member Bottcher.

APPLAUSE

Oh, [GAVEL] Thank you, thank you. I love the community that came into but we don't usually make noise in here. If you like what's being heard, you say this. If you don't like what's being heard, you

say this. Alright, let's try this right now okay. I like it. I don't like it. Alright, we're there.

I will now call the applicant panel for this proposal which consists of Jeff Blau, Andy Rosen, Elise Wagner and Patrick Blanchfield.

Counsel, can you please administer the affirmation.

COMMITTEE COUNSEL: Could you please make sure your mics are turned on and raise your right hand and state your name for the record?

ELISE WAGNER: Elise Wagner.

JEFF BLAU: Jeff Blau.

ANDREW ROSEN: Andrew Rosen.

PATRICK BLANCHFIELD: Patrick Blanchfield.

COMMITTEE COUNSEL: Do you swear to tell the truth and nothing but the truth in your testimony today and in response to Council Member questions?

PANEL: Yes.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON RILEY: Thank you everyone. For the viewing public, if you need an accessible version of this presentation, please send an email request to landusetestimony@council.nyc.gov. And now the applicant team may begin. I just ask that you please

reinstate your name and organization for the record.
You may begin.

JEFF BLAU: Thank you Mr. Chairman. I'm Jeff Blau. I'm the CEO of Related Companies. Council Members, Chairman, thank you very much for your time and thoughtful review of our ULURP application for the Western Railyard modifications and we appreciate the opportunity to speak here today. I am Jeff Blau, I am the CEO representing the applicant team. Slide.

To start, I want to turn your attention to the photo on this screen. This is the project site between 11th and 12th Avenues from 30th to 33rd Streets, which has been a railyard in this configuration since the 1980's. There have been various proposals over the years to develop the site, including a stadium for the 2012 Olympics. With the operating train yard below, it is a challenging site to build on logistically, but also a rare opportunity with three contiguous blocks in Manhattan. Next slide please.

Our proposal is to transform that empty railyard into a vibrant connected part of the community with a 1,500 room convention hotel, wind resort as well as 5.6 acres of public open space and now up to 4,000

new housing units, a public school and a series of other amenities. In the process, we will create over 30,000 union construction jobs and thousands of permanent careers and deliver on all of the community benefits agreed to in 2009. Meeting or exceeding prior commitments to open space, affordable housing, community spaces and a location for a public school. Next slide.

Just to spend a minute on why we are here. I want to highlight some of the changes since we first acquired the rights to develop this site over 15 years ago. A platform over the rail tracks is required in order to build on this site and the cost of that infrastructure has basically doubled to over \$2 billion. In addition, when this project was first conceived, the intent was for luxury condominiums to pay a large chunk of the infrastructure costs. Now, the cost to build a condo building on this site is higher than the value of the units in the market. Meaning, nothing can be built without a change in strategy.

For evidence of that, you can look at sale prices for the condos we built across the street at Hudson Yards, which are lower than it would cost with labor

and materials to build a new building on this site. Just to reiterate, without a change here, this site will remain an undeveloped railyard. Next slide please.

While the gaming application is subject to a separate process, this application paves the way for that opportunity by adjusting the configuration of the buildings. Importantly though, there is an alternative scenario in the plans, which addresses the site planning for the north side of the site in the event a gaming license is not granted for this site.

After a productive dialogue, the City Planning Commission agreed it was reasonable to revisit this plan after 16 years and approved the configuration shown here, which keeps the total same density for the site but reconfigures the site plan from six building sites to three and expands the open space to a cohesive connected space linking the existing Hudson Yard out to the highline and Hudson River Park. Next slide please.

Here is a view of what the railyard can become. A beautiful new open space the size of Bryant Park with lush landscaping and a clear connection between

the existing portion of Hudson Yards, Bella Abzug Park, the Highline and Hudson River Park. One key factor making this all possible is the change to the elevation of 33rd Street. Its transformation into a pedestrian friendly street activates the site frontage, connects to the highline and allows for the elimination of streets that previously were required in the middle of the park. City Planning affirmed that removing the interior streets would be an improvement and create a green space that would be an invaluable amenity for the neighborhood with seamless connection points to the highline. Next slide please.

Here is an image of the park with the highline in the foreground. Next slide please. We have been through a lengthy public review process to get here today with hundreds of meetings with community stakeholders, both before and during the formal ULURP process and we've heard some pretty consistent feedback. The community and the city want and need more housing. We heard it from Community Board 4, from the Borough President, from the City Planning Commission, and from elected officials across the city and state. Next slide please.

With that feedback in mind, we have been looking for ways to significantly add to the housing in this project, while acknowledging and addressing the immense cost of that platform infrastructure over the railyards.

We identified a path to create up to 4,000 apartments onsite, replacing the office building that we were planning for 30th Street and 11th Avenue with two additional residential towers. To make up for the funding that the office building was contributing to platform costs and payments to the MTA, we are looking to replicate a financing mechanism that has proven successful just across the street.

Using the projects future incremental taxes to fund a portion of the infrastructure. Next slide please.

This graphic illustrates that plan graphically, transforming property taxes created by this platform into platform infrastructure funding that enables up to 4,000 residential units on this outside of the site. Next slide please.

Specifically, we would revert back to the existing zoning for the site at 30th Street and 11th Avenue, which you can see here in this slide. Next

slide please. Importantly, this plan for additional housing and pilot funding works with or without the gaming resort and your decision on this application is intended to set up the site for long term development regardless of the future decision by the state gaming commission and community and the CAC. Next slide please.

Here is a view from 11th Avenue looking west today. Next slide. Here is an image of the new residential building from that same perspective. Note the pedestrian crosswalks and the large open space connection. Next slide and a view from the newly landscaped West 30th Street looking east, which is an immense upgrade from how the street looks today. Next slide please. This is what 30th Street looks like from that same angle today. Next slide please. Flipping to the north side of the site, here's a look at 33rd Street today. The street is actually closed off to through traffic and is being utilized as a police car parking lot. Behind that wall on the background is the northern most of 30 train tracks. This long, blank wall is an impediment to access and the viability of 33rd Street for pedestrians and we are proposing to lift the

elevation of the street up to the top of the wall at the same height as 11th Avenue currently exists.

Next slide please.

Our proposal is to transform that empty railyard into a vibrant, connected part of the community with a 1,500 room convention hotel, wind resort as well as 5.6 acres of public open space. And now up to 4,000 new housing units, a public school, and a series of other amenities. In the process, we will create over 30,000 union construction jobs and thousands of permanent careers and deliver on all of the community benefits agreed to in 2009, meeting or exceeding prior commitments to open space, affordable housing, community spaces and a location for a public school.

Next slide.

Just to spend a minute on why we are here, I want to highlight some of the changes since we first acquired the rights to develop this site over 15 years ago. A platform over the rail tracks is required in order to build on this site and the cost of that infrastructure has basically doubled to over \$2 billion dollars. In addition, when this project was first conceived, the intent was for luxury condominiums to pay a large chunk of the

infrastructure costs. Now, the cost to build a condo building on this site is higher than the value of the units in the market. Meaning, nothing can be built without a change in strategy. For evidence of that, you can look at sale prices for the condos we built across the street at Hudson Yards, which are lower than it would cost with labor and materials to build a new building on this site. Just to reiterate, without a change here, this site will remain an undeveloped railyard. Next slide please.

While the gaming application is subject to a separate process, this application paves the way for that opportunity by adjusting the configuration of the buildings. Importantly though there is an alternative scenario in the plans, which addresses the site planning for the north side of the site in the event a gaming license is not granted for this site.

After a productive dialogue, the City Planning Commission agreed it was reasonable to revisit this plan after 16 years and approved the configuration shown here, which keeps the total same density for the site but reconfigures the site plan from six building sites to three and expands the open space to

a cohesive connected space linking the existing Hudson Yards out to the highline and Hudson River Park. Next slide please.

Here is a view of what the railyard can become, a beautiful new, open space the size of Bryant Park with lush landscaping and a clear connection between the existing portion of Hudson Yards, Bella Abzug Park, the Highline and Hudson River Park. One key factor making this all possible is the change to the elevation of 33rd Street. Its transformation into a pedestrian friendly street activates the site frontage, connects to the highline and allows for the elimination of streets that previously were required in the middle of the park.

City Planning affirmed that that removing the interior streets would be an improvement and create a green space that would be an invaluable amenity for the neighborhood with seamless connection points to the highline. Next slide please.

Here is an image of the park with the highline in the foreground. Next slide please. We have been through a lengthy public review process to get here today with hundreds of meeting with community stakeholders both before and during the formal ULURP

process and we've heard some pretty consistent feedback. The community and the city want and need more housing. We heard it from Community Board 4, from the Borough President, from the City Planning Commission and from elected officials across the city and state. Next slide please.

With that feedback in mind, we have been looking for ways to significantly add to the housing in this project. While acknowledging and addressing the immense cost of that platform infrastructure over the railyards. We identified a path to create up to 4,000 apartments onsite, replacing the office building that we were planning for 30th Street and 11th Avenue with two additional residential towers. To make up for the funding that the office building was contributing to platform costs, and payments to the MTA, we are looking to replicate a financing mechanism that has proven successful just across the street. Using the projects future incremental taxes to fund a portion of the infrastructure. Next slide please.

This graphic illustrates that plan graphically,. Transforming property taxes created by this platform into platform infrastructure funding that enables up

to 4,000 residential units on the south side of the site. Next slide please. Specifically, we would revert back to the existing zoning for the site at 30th Street and 11th Avenue, which you can see here in this slide. Next slide please.

Importantly, this plan for additional housing and pilot funding works with or without the gaming resort and your decision on this application is intended to set up the site for long term development regardless of the future decision by the State Gaming Commission and community and the CAC. Next slide please.

Here is a view from 11th Avenue looking west today. Next slide. Here is an image of the new residential building from that same perspective. Note, the pedestrian crosswalks and the large open spaced connection. Next slide, and a view from the newly landscaped west 30th Street looking east which is an immense upgrade from how the street looks today. Next slide please.

This is what 30th Street looks like from that same angle today. Next slide please. Flipping to the north side of the site, here's a look at 33rd Street today. The street is actually closed off to through

traffic and is being utilized as a police car parking lot. Behind that wall in the background is the northern most of 30 train tracks. This long blank wall is an impediment to access and the viability of 33rd Street for pedestrians and we are proposing to lift the elevation of the street up to the top of the wall at the same height at 11th Avenue currently exists. Next slide please.

Here is a diagram showing the transformation of 33rd Street. It would become a two way street with a turnaround along with a pedestrian access to the highline and an additional ramp, elevator and stair connecting to the lower elevation at 12th Avenue. There would be an access area at this lower elevation for Long Island Railroad vehicles, as well as loading into the Javet Center Marshaling Yard property immediately to the north. Next slide please.

And this is what the new 33rd Street would look like once completed. Next slide please. So, to summarize the land use actions before you today, these actions cover the proposed project, aside from the gaming resort, which will be handled in a separate process with the state and CAC.

There are no changes to the existing zoning district, allowable uses, or density. There's also no change to our commitment to affordable housing, public school, cultural and daycare spaces. We are requesting a city map change to adjust the height of 33rd Street, which will remain a mapped DOT city street. We are also requesting a zoning text amendment to expand the applicability of the special permit for the site to enable modifications to ground floor level and open space regulations.

Additionally, there is a request for a special permit to authorize these changes to the site plan. And finally, there's a modification to the restrictive declaration filed for this site to incorporate the changes noted above and all the conclusions of our recently completed environmental impact statement. All of the prior developer obligations for this site area would be delivered.

Next slide please. Just to reiterate the opportunity here, approval of a ULURP is the only path to develop the Western Railyards. Without these zoning changes, the site will remain undeveloped. The 2009 plan is not financially viable and cannot be built. We need updated zoning approvals to move

forward with any development on the Hudson Yards West. The ULURP, this ULURP is not about a gaming license. That is a separate state process yet to begin. Next slide please.

The benefits to this project are robust. There are over \$2 billion in benefits to the MTA, over 30,000 construction jobs during development, now up to 4,000 units of new housing onsite including affordable housing, a 5.6 acre green space, a K-8 public school, community facilities and daycare. Next slide please.

So, the choice is stark. There's an opportunity today to enable 4,000 new apartments, tens of thousands of jobs, large scale open space, and funding for the MTA or Hudson Yards West will remain what it is today, a whole in the ground with parking trains. Next slide.

Let's finish the yards. Thank you.

CHAIRPERSON RILEY: Is that the end of the presentation?

JEFF BLAU: Yes Mr. Chair.

CHAIRPERSON RILEY: Okay, thank you. I'm just going to ask a few questions, then I'm going to toss it to Council Member Bottcher.

Okay, so currently right now, is there an existing plan for the area that requires more housing that was stated today?

ELISE WAGNER: The City Planning Commission approved 1,500 units and as Mr. Blau said, the proposal, we are proposing to modify that proposal to make it 4,000 units and we're doing that by removing the commercial building that was proposed for the Southeastern portion of the project and instead there would be two towers with 2,500 up to 2,500 units. And that was essentially the plan that was approved in 2009 for the southeast portion of the project.

CHAIRPERSON RILEY: What is the affordability level of the affordable housing units and how would this be regulated?

JEFF BLAU: So, there were 1,100 affordable units as part of the original commitment to Hudson Yards. All but 324 have already been completed. Those 324 will be included within the 4,000 units.

CHAIRPERSON RILEY: Will the proposed housing be a part of the application to the gaming facility location board?

JEFF BLAU: Yes, the housing would be consistent with or without the gaming.

CHAIRPERSON RILEY: It will still be at 4,000?

JEFF BLAU: Correct.

CHAIRPERSON RILEY: Which of the four actions requested oh excuse me, let me go back to that question. Would the affordability remain the same?

JEFF BLAU: Correct, yes.

CHAIRPERSON RILEY: So, the residential component of this proposal is a part of the gaming facility location board or is it separate from it?

JEFF BLAU: It is part of the zoning for the site regardless of the gaming onsite or the alternate proposal, which is commercial. So, there will be no change to the location of the 4,000 units in either plan.

CHAIRPERSON RILEY: Okay. Which of the four actions requested are needed for you to pursue your gaming facility application with the state? And I ask because my understanding is that the current zoning text allows an applicant who is awarded a state casino license to build their proposal. So, do you need any of these approvals to actually build a casino if you are awarded a license?

ELISE WAGNER: We don't need it to build the casino but the project as a whole cannot be built without these ULURP actions.

CHAIRPERSON RILEY: That's the housing, the school, all those components?

JEFF BLAU: And including in particular 33rd Street.

ELISE WAGNER: 33rd Street and the park public open space.

CHAIRPERSON RILEY: Okay and the renovations to MTA as well, okay. Uhm and I believe you said it was before but for the record, how would you proceed should these actions you requested are not approved?

JEFF BLAU: At the moment, the Western Railyards is not financially viable so nothing would proceed.

CHAIRPERSON RILEY: Okay, thank you. I will now give the floor to Council Member Bottcher to start his questioning.

COUNCIL MEMBER BOTTCHEER: Thank you Chair Riley. I want to focus on the 2009 plan for a minute. When did you reach the determination that the 2009 plan was not going to pencil out? That that zoning wouldn't support the construction of a platform?

JEFF BLAU: It's over the last five years post COVID, post run up of interest rates and all the inflationary impacts that have hit the construction industry, and we recognize that the cost of the platform had increased to over \$2 billion. And obviously the cost of construction of vertical buildings has also increased dramatically. So, if your - the decision was totally independent of the gaming licenses being proposed by the state.

COUNCIL MEMBER BOTTCHER: And when you reached that determination, did you notify the elected officials, the community board, as to meet with us to discuss the situation?

JEFF BLAU: Well, as you know we've met with over 100 community groups in this process, including a meeting with the community board and thankfully you were in attendance there where we did walk through the economics and the viability of the old plan versus the new plan. So, yes we did do that.

COUNCIL MEMBER BOTTCHER: Right, I wish we had had that meeting years ago. The 2009 plan, there's a delta between how much revenue that would generate and how much is needed to construct the platform and make it - what's that like dollar amount?

JEFF BLAU: I'm sorry, could you just restate?

COUNCIL MEMBER BOTTCHER: So, the 2009 plan doesn't pencil out when you on a sheet of paper you pencil here's how much revenue the housing alone would generate and here's how much it would cost to build a platform. What's the delta there? How much would the housing bring in and how much would it cost to build that platform?

JEFF BLAU: I would say just in general, the housing proposed, the 4,000 units are not able to pay for - absorb the cost of the heavy infrastructure to be built over the platform and that's what this plan solves for today.

COUNCIL MEMBER BOTTCHER: What's the number, the delta there? How short does it fall? Is it like -

JEFF BLAU: It's probably over \$3 billion.

COUNCIL MEMBER BOTTCHER: So, there's like a \$3 billion shortfall with the platform?

JEFF BLAU: Correct.

COUNCIL MEMBER BOTTCHER: Can you explain to the public the mechanism that you've come up with in the last few weeks to be able to add housing to this site? You touched on it but can you help the public understand it better? Because a few weeks ago,

throughout the process, you were saying that this couldn't happen without a gaming license. The gaming license is what would make this financially viable and now you're proposing this payment in lieu of taxes. This pilot that you say will allow most of the housing to get built on this site. Explain what that pilot is and how it would work.

JEFF BLAU: Right and so just to be clear, this zoning change is totally independent of the gaming license and is not dependent upon a gaming license here. So, whether it's a gaming resort or a commercial building on the northern end of the site, it is the taxes from those commercial uses, either one that would be used to essentially offset the infrastructure costs that would be built to build a platform over the railyards. This is a tried and true program that was done with Hudson Yards Development Corporation, HYDC where the future real estate taxes of the Hudson Yards building were bonded and utilized to build the Seven Train and the park above the Seven Train. So, in fact, this is really, this is just further extension of the HYDC district. This is not a new mechanism at all. So, same structure, same process and same utilization, except

in this case, it's for infrastructure over the railyards as opposed to the number Seven subway.

COUNCIL MEMBER BOTTCHER: When the Eastern Railyards, there was a payment in lieu of taxes where the tax revenue from the commercial buildings was used to finance the Seven Train, the decking over the Eastern Railyards and that's what you want to do on the Western Railyards as well.

JEFF BLAU: Yes, except on the east it did not pay for the deck. It just was the Seven Train and then the park on top of the Seven Train extension going north from Hudson Yards. But basically, it's the same exact legislation that is currently in place. The district of that legislation is proposed to be extended as part of this.

COUNCIL MEMBER BOTTCHER: It seems so obvious and so clear why was this not part of your original proposal? Why was this just added recently as a financing option?

JEFF BLAU: So, we had a commercial use on the Southern end of this site, which because of the use there and the demand for commercial office space, that building could pay its share of the cost of the infrastructure to build a platform. In meeting with

you and community leaders and the community board, we recognize the real desire by the elected officials and the community to increase the count, the unit count of housing. And so, when we took away that commercial office building, we had to utilize a different mechanism to replace the capital that would have come from that building to pay for the infrastructure that the housing couldn't otherwise pay for. So, it was really in response to the community desires.

COUNCIL MEMBER BOTTCHER: And what it would entail to use this pilot? You'd basically be extending the boundaries of the pilot for the eastern railyards to include the western railyards, is that right?

JEFF BLAU: Yes, the current boundary is actually broader than the eastern railyards. It's a whole district. The Hudson Yards district, so that district would be extended. That's correct.

COUNCIL MEMBER BOTTCHER: And that would require City Council legislation? What other requirements would that involve?

ELISE WAGNER: Yes, it would require a resolution of the City Council.

JEFF BLAU: And it is part of this ULURP, not a separate application.

COUNCIL MEMBER BOTTCHER: Any state action?

ELISE WAGNER: No, there would be a negotiation of documents with the city but no state action.

COUNCIL MEMBER BOTTCHER: If extending that pilot district to the Western Railyards, if it would enable this plan to finance housing, why not use that pilot with the 2009 zoning to help that original plan get constructed?

JEFF BLAU: So, the 2009 plan does not provide - it has essentially small buildings in the center of the park, breaking up the park and essentially designed for luxury condominiums. As opposed to the larger scale rental building that we're proposing on the southern end of the site. So, you would not be able to create the park. You'd not be able to elevate 33rd street. You couldn't put the gaming application if that were to be successful on the northern end of the site.

So, there are a whole host of changes that are significantly better in this plan and respond to the current market demand away from luxury condominiums and towards more rental housing. M

COUNCIL MEMBER BOTTCHER: I want to talk about the open space. The open space in the 2009 plan was designed painstakingly designed with the Community Board and other stakeholders over a long period of time and it involved smaller development sites with green space integrated between the buildings. Why doesn't this plan follow that same general site plan and those public space principles?

JEFF BLAU: So we believe that this plan is a far superior public open space plan with a 5.6 acre contiguous public park which does have areas separated to create pockets for different uses. Some have playgrounds. Some have lawn area. Some have benches for sitting or meadows. So, it does retain the feel of separate areas but have the benefit of a contiguous 5.6 acre park that's essentially bigger than or similar in size to Bryant Park just to give a sense of the scale here. Something that hasn't been created in New York City for decades.

We think this retains the benefits of the old plan but is actually far superior.

COUNCIL MEMBER BOTTCHER: Friends in the highline says that the new design creates adverse impact on

the user experience of the highline and the open space through increased wind and shadow impacts.

In your view, how does this design interact with the highline differently than the 2009 plans and have you worked with the highline throughout this process? And when did those conversations begin?

JEFF BLAU: So, as you know, we've been working with the highline since the very beginning of this process and have met with them over ten times. Until such point is they decided that they no longer wanted to engage with us. This plan interacts with the highline in a very similar way in terms of connectivity to the highline. We actually left it up to them as to the locations that they would like to interconnect to the public open space. The public open space at the highlines edge is similar to what it was before.

And now, actually with the change to this housing building on the southern end, that essentially is the building that was previously in that location in the 2009 plan. So, really no change from the prior.

Yes, do buildings create shadows, yes. We haven't yet figured out the technology to build a building that doesn't create shadows. This plan does not

create any more shadows than the previous plan on the highline.

COUNCIL MEMBER BOTTCHER: Why have you been unable to modify your design in a way that would gain the approval of the highline? They have asks for how the buildings should be configured. You haven't been able to change your design that much to accommodate that. Why were you able to only go so far and why can't you go farther and work with the highline and come up with a design that fits their needs?

JEFF BLAU: So, as I mentioned, we did meet with the highline ten times. They had four asks of us at that time. We made all four asks to the building including setting the buildings back further from the highline, notching certain areas, moving locations of certain buildings. And so, we did accommodate all of their asks until they decided to no longer engage with us in any way whatsoever, constructive or otherwise. And then they decided that the main reason that they didn't like what we were doing is that they wanted more housing units. To which we responded by now increasing the units from 1,500 to 4,000 housing units. And I find it interesting that

the highline still opposes this really showing their true colors that this is really about nimby. They don't want anything built here and that would be of great loss to New York City.

COUNCIL MEMBER BOTTCHER: Well, looking at the numbers, is it true that the open space in this plan is decreased from 63 percent in the 2009 plan to 46 percent in this plan?

JEFF BLAU: No, there's no change to the size of the public open space here. I'm not sure where those percentages came from.

COUNCIL MEMBER BOTTCHER: The Bryant Park, like space, will only see an average of 2.3 hours of sun per day between May and October. The peak season for growing vegetation. Is that true?

ELISE WAGNER: Patrick.

PATRICK BLANCHFIELD: The EIS disclosed shadow impacts to the highline. The shadow impacts are primarily from the building in the southwest corner. There are also shadow impacts from the new buildings onto the open space across 11th Avenue in Hudson Yards.

COUNCIL MEMBER BOTTCHER: I'm not talking about shadow impacts on the highline. I'm talking about

the shadow impacts on the open space that you described as a Bryant Park like open space within the Western Railyards. Is it true that it will only see an average of 2.3 hours of sun per day from May to October?

ELISE WAGNER: If you want specifics like that, we certainly can provide an answer in writing but what as I think was said a few moments ago, the shadow impacts are comparable to the impacts from the 2009 plan. And as Mr. Blau said, there will always be shadows from buildings but we certainly can provide the detailed answers if that would be helpful.

COUNCIL MEMBER BOTTCHER: One of the major adverse impacts that was described in the EIS was on traffic that on four corners and 40 intersections, traffic that can't be mitigated some intersections would experience seven minute delays. What factors, what measures do you intend on taking to ease traffic on these eight sidewalks and four corners and 40 intersections?

ELISE WAGNER: We'd be happy to provide that response in writing. You know I think traffic is similar to shadows, you can't build something,

housing or otherwise without creating traffic but certainly we've engaged in a very detailed study and can provide you with whatever numbers would be helpful.

JEFF BLAU: And the switch from commercial to housing will actually decrease that traffic.

COUNCIL MEMBER BOTTCHER: A casino on this site will likely help with the other commercial venture in Hudson Yards, like the retail, the mall etc.. Was that at all a factor in your decision to add this - a gaming license application to the rezoning proposal?

JEFF BLAU: Again, this is really not a proposal about the gaming and that will be considered in a separate application. I do think there are ancillary benefits to building a resort in this location but that's not part of this application.

COUNCIL MEMBER BOTTCHER: Just going back to the financing for a minute. Just to be clear, if you were awarded a gaming license, would you still seek the pilot, the payment in lieu of taxes, the deferment of taxes in order to finance the platform or would that no longer be needed?

JEFF BLAU: Yes, it's needed in both versions but due to the cross subsidy to the housing. both the

commercial building, that would be the nongaming alternative for the north and the gaming resort if that were to proceed. Those taxes, the resort and/or the commercial building would be utilized to offset the infrastructure required to build a housing on the south side of the side.

COUNCIL MEMBER BOTTCHER: Charter buses; where do you envision the charter buses dropping off and picking up passengers in your plan?

ELISE WAGNER: That's another thing that's specifically addressed in the EIS and we'd be happy to provide a response in writing.

COUNCIL MEMBER BOTTCHER: You must know that answer. Like, where are you dropping off and picking up people in buses?

JEFF BLAU: We did look at the bus traffic from this site. There wasn't a ton generated based on the EIS assumptions but we did evaluate that and we had a couple of drop off points. One off 11th Avenue and it wasn't a significant impact to the traffic. It's not really the business plan of when to have significant Charter bus traffic as part of their business operations.

COUNCIL MEMBER BOTTCHER: How many parking spaces are included within your latest iteration?

ELISE WAGNER: 725.

COUNCIL MEMBER BOTTCHER: Those 725 parking spaces included and is that - who are those parking spaces for?

ELISE WAGNER: They are for primarily for the residential buildings.

COUNCIL MEMBER BOTTCHER: How many parking spaces for the proposed casino?

JEFF BLAU: On the north side of the site in the gaming alternative, we have some 500 spaces in that building. In the nongaming alternative, it was 450 and there's additional parking on the south side with the residential.

COUNCIL MEMBER BOTTCHER: So, you envision most people coming via the train?

ELISE WAGNER: There's people coming by public transportation or perhaps by taxi. I don't know the numbers off the top of my head but that's also in the EIS.

COUNCIL MEMBER BOTTCHER: Your latest iteration, that includes the pilot and then adds more housing.

Have you presented this to community board 4 prior to today?

JEFF BLAU: We have a briefing schedule with the Community Board. This just came up but we did explain it to them.

COUNCIL MEMBER BOTTCHER: When will you be meeting with them?

JEFF BLAU: We haven't set a time yet.

COUNCIL MEMBER BOTTCHER: And will you be sitting with the highline to discuss this, this plan with them?

JEFF BLAU: We are always welcome to meet with the highline if they're willing to meet with us.

COUNCIL MEMBER BOTTCHER: No further questions Chair.

CHAIRPERSON RILEY: Thank you Council Member Bottcher. Council Member Salaam, do you have any questions for this panel? There being no other questions for this panel, this panel is now excused.

Counsel, are there any members of the public who wish to testify on this project?

JEFF BLAU: Thank you Mr. Chairman.

CHAIRPERSON RILEY: Thank you.

COMMITTEE COUNSEL: So, yes we have many members of the public who want to testify, both in person and online. So, please everybody listen carefully.

CHAIRPERSON RILEY: Thank you.

COMMITTEE COUNSEL: I have to make a couple announcements.

CHAIRPERSON RILEY: Oh, go ahead.

COMMITTEE COUNSEL: If you have signed up online, could you please make sure that you are logging into the Zoom account with your first and last name?

Currently a lot of people are just signed up with a first name, so it's important to specify also your last name.

Also, in terms of timing, we will hear from elected officials first, then do in person and then go to online. The in person, we have approximately 70 people. So, for the people who are online, it will probably take between two to at least a good two hours before we can get to you. That it Chair.

CHAIRPERSON RILEY: Thank you Counsel. For the members of the public here to testify, please note that witnesses will generally be called in panels of four. If you are a member of the public signed up to testify on the proposal, please stand by when you

hear your name being called and prepare to speak when indicated by myself you may begin. Please also note that once all panelists in your group have completed their testimony, if remotely, you will be removed from the meeting as a group and the next group of speakers will be introduced. Once removed, participants may continue to view the livestream broadcast of this hearing on the Council's website. Members of the public will be given two minutes to speak and we are stopping at two minutes. When you hear the bell ring, please wrap it up under ten seconds and we will be moving to the next person.

We will first begin with elected officials. I know we have Assembly Member Jordan Wright online. So, Assembly Member if you can hear me, please unmute and you may begin.

JORDAN WRIGHT: Good morning Chair. Good morning members of the Committee. My name is Assembly Member Jordan Wright and I represent Harlem, a couple miles north of the western railyards. Our city is at a precipice. More and more New Yorkers are having trouble making ends meet. They're having trouble buying groceries, paying for childcare and the face of eviction is increasingly the middle class.

Turmoil and uncertainty in Washington only further threaten to slash away the federal programming that so many of rely on to make ends meet. As a member of the state legislature working on this year's budget, I know all these challenges all too well. We can't let this stand. What New Yorkers really need is bold action to show that it is still possible for the middle class to build a future here. If we want real change, we need to tap into solutions that harness the power of the private sector to empower the community. Hudson Yards West offers a prime example of this inclusive proof. I'm excited about the prospects for housing, jobs and community funding. Hudson Yards West will provide 40,000 union jobs with funds allocated to workforce development, programming to ensure our local folks can fill these slots.

I'm excited about thousands of new homes and the creative funding model that shows what can happen when public, private partnerships come together to create a real way at housing at scale not just at Hudson Yards but other big projects as well.

I'm excited about the community benefits whether you're for a casino or not, committing one percent of the gaming revenue to go directly back into the

neighborhood will benefit the neighborhood in a truly meaningful way.

I imagine over \$200 million in the next ten years to fund infrastructure for a new school, childcare center and social services program that's real support for the people who live there. I've appreciated the due diligence and careful consideration given to Hudson Yards West so far during the approval process. The input and scrutiny have strengthened the project, pushing it to be more than just another development. Let's continue to make progress and I ask that you approve this project so we can keep moving forward as a city. Thank you all so much.

CHAIRPERSON RILEY: Thank you Assembly Member. There being no questions, Assembly Member you're excused. Please go vote on that budget. Thank you.

JORDAN WRIGHT: Thank you.

CHAIRPERSON RILEY: Okay, now we are going to transition to in person hearing, excuse me, in person testimony. We will be hearing first Ambur Nicosia, Paul Devlin, Susan Marshall and Sally Greenspan. And I just want to remind the public we will be given two minutes to testify. Okay, I'm going to read the

names one more time - oh that's everyone, okay thank you. Thank you. We'll first begin with Sally Greenspan. Sally, can you just press the button please?

SALLY GREENSPAN: Hi, good okay. So, Sally Greenspan, former President of the Council Chelsea Block Associations. I'm going to have to adlib what I've prepared to say a little bit based on what I knew and what I know now. So, bear with me if I'm repetitive. First, I want to thank related for revisiting the plan, figuring out financing and improving the housing numbers and making that effort, especially when they've been saying all along, it would be impossible to do that. Well, the impossible has happened. They have figured out a financing plan and there's a way to move forward. I could not see the plan up there from where I was sitting so, I'm kind of starting in that direction from where I was before this presentation because I don't know what this new plan really looks like. Related keep saying up to 4,000 units of housing and I don't know what that means either. What is the guarantee for related to me the commitment and exactly what will that commitment be?

Is it 2,000? Is it 3,500? I don't know what up to 4,000 means and I think that housing needs to be considered first. We don't want a repeat of some other disasters like Barclay Center where housing was promised and not built the way - accordingly it was supposed to be. I'd like to know more about the mix. I know something was mentioned about the number of affordable, but the last number I heard was 324. I think Mr. Blau corrected that but I'm not sure what he said what percentage would be affordable. I now understand that some of it will be rental. I don't know what the mix is with middle income, below income and for luxury, which I realize there will have to be some luxury and with regard to the casino, I know it's not part of this but I know it's still being considered and I don't know how a casino fits in with the residential community.

As the president of my own block association and CCBA for a long time. I know that nobody wants to live on a block with the greatest restaurant or night club and certainly not a casino.

CHAIRPERSON RILEY: Thank you Sally. Next, we will hear from Susan Marshall.

SUSAN MARSHALL: Good morning Chair Riley, Council Member Bottcher and other members of the Subcommittee. I am Susan Marshall as you have just been told and I'm the new President of the Council of Chelsea Block Associations. And Sally has already covered some of the concerns that we have as an organization. You know the number is rather ambiguous. In the Press Release, it said 1,500 units up to 4,000 units. What is the number and again what is the ratio of the affordability? That's a major concern.

Also, we need housing, housing, housing, housing. So, it's nice that they got rid of an office tower, we love that but we still need more housing. The 2009 plan called for 5,207 units. So, let's keep housing at the forefront. I know we're not in theory talking about a casino, but I believe part of this application has a zoning that would allow for a casino. That is what we are here to urge you to not vote on. We don't want that zoning to be realized because then if they do get the license, they will build it. If you build it, they will come. We don't need one arm bandits taking our residents lunch

money. What happens in Vegas should stay in Vegas.
Thank you.

CHAIRPERSON RILEY: Thank you Ms. Marshall.
Next, we'll hear from Ambur Nicosia.

AMBUR NICOSIA: Good morning members of the
Council and thank you. My name is Ambur Nicosia; I'm
the President of Penn South. We have about 5,000
residents that live in this community. Related
presented to our Board of Directors recently and
after that meeting, our board of directors came out
unanimously against this project. The current land
form review procedure represents a hard thought
compromise, the result of years of collaboration
between the community members, city officials and the
developer.

This agreement is not a formality. It is there
to protect the best interest of everybody who is at
the table who made this decision. What we have
before you today, is a bade and switch. The
developer wants to rezone so they can build less
housing, potentially build a casino next to an
elementary school and they want the taxpayers to have
the burden of paying through it - for it through a
pilot. The current zoning as it stands today allows

for 57 units, 5,700 units of housing. In a city where we are constantly talking about there being a housing crisis, we cannot allow somebody the opportunity to build less than was originally agreed to. To address the union that's here today that I support, no matter where they build this casino, there are going to be jobs and revenue but this location already has a future to fulfill a different promise. One with a residential focus. We ask that you vote no to rezoning to save our new school, our highline, our streets, our bike paths, and to save our housing instead of reducing it. We've already earned the current zoning compromise through years of study and public review. Please stand with us as you did in our original fight.

CHAIRPERSON RILEY: Thank you. Before we go to Paul, the next group that I'm going to call up consists of Keith Forest, Joseph Rocco, Cobi Levy and Winston Majette. You will be the next panel and also if there is an Andrew Rasiej(SP?) in the Chambers, can you fill out a speakers card? We don't have a speakers card for you, so if Andrew is in here, can you please fill out a speakers card. Thank you.

Paul, you may begin.

PAUL DEVLIN: Good morning Chair Riley and Council Member Bottcher, appreciate the opportunity to speak today. I am Paul Devlin, the Co-Chair of Hell's Kitchen Land Use from Community Board 4. We wrote a letter in January 2025, urging a complete denial of this application. Driven by the reduction in housing units of 5,700 units of the 2009 plan, to the 1,500 now 4,000 housing plans but the reason we wanted to deny this and work together to find a solution is because of the unmitigated adverse impacts.

As you've heard today, we have problems with shadows and transportation. What we did not talk about today was air quality and construction noise. Those unmitigated adverse impacts can be mitigated if we don't move forward with the current plan.

I agree with Council Member Bottcher that this is a prime opportunity and a chance for us to do something that builds this city forward, brings us union jobs, brings us housing, brings us all sorts of benefits. And I agree with Council Member Bottcher that this process of this proposal that was brought forward to us three days ago should have started years ago. We have an opportunity to work together

to find a solution for this site and to work with the developer but the fact of the matter is that there is a June deadline for casino application and a casino will not fit on the current 2009 site plan. So, they're pushing forward this plan so they can submit the application in June of 2025.

If Mr. Blau is correct in saying that this has nothing to do with the casino, then they'd be happy to withdraw this application today and continue to work with the Community Board, the elected officials and the community to build a project on this prime land that would work for us all. Thank you.

CHAIRPERSON RILEY: Thank you Paul and just to clarify, I think I was asking this before. The original plan had how much housing?

PAUL DEVLIN: The existing approved 2009 site plan could accommodate 5,700 units.

CHAIRPERSON RILEY: Okay, thank you. There being no questions for this panel, this panel - oh, you have one question. Go ahead Council Member Bottcher.

COUNCIL MEMBER BOTTCHEER: I won't ask a ton of questions. It's a long day. Paul, Community Board 4, do you after all the analysis you've done and the meetings we've had, do you believe that the 2009 plan

is viable or do you - have you as a board reached the conclusion that it does need to be modified in some way.

PAUL DEVLIN: I would say as a board we have not taken a position one way or the other because we have not presented enough data to make that conclusion. We did have a meeting with the development team about the housing cost changes between 2009 and 2025. We did question some of the forecast they had made and whether or not those numbers were conclusionary to say that would not work. But we were not provided further information on that.

I would say personally that I recognize the changes between 2009 and 2025 are realistic. Yes, inflation, and the costs of construction have gone up so I would agree with that strategy. But that doesn't preclude us from sitting down and having a conversation about those solutions and that's something that we should have started years ago, not three days ago, not three days ago.

COUNCIL MEMBER BOTTCHE: Sure, because one of the you know when I met with the applicants, the first thing I said was you know before we even talk about what changes are made, you've got to sit with

the Community Board and the elected officials and really go through the 2009 financing and in great detail and help folks understand whether or not that needs to be changed and when we all met, they went through in relatively high detail about why the 2009 financing wasn't going to pencil out. The question is, if it does need to change, what are those changes? And so, you personally believe that some changes might be in order but the board hasn't officially taken that position.

PAUL DEVLIN: Correct, the Board has not officially taken a position on that but we as a board have always met proponents of new housing and new development. We are not a board to deny applications for new construction, new homes, new projects, so it would work to the benefit of the development team and to the community to work together to find a solution on this site. We are not saying no outright. We're saying no to this current application because we don't have enough information to make a better conclusion. We would be happy to work with the developer to find a solution on this site.

COUNCIL MEMBER BOTTCHE: Thank you.

CHAIRPERSON RILEY: Thank you. This panel is excused. Thank you so much for testifying.

The next panel will consist of Winston Majette, Cobi Levy, Joseph Rocco and Keith Forest. If your name is called, please come up to the panel. The following group will consist of Joe Restuccia, Jeff Gardner, Pamela Wolff, and Aletta Lafarge(SP?). That would be the following panel.

We will begin first with Keith Forest.

KEITH FOREST: Good evening. Hello, good evening. My name is Keith Forest; I'm with the Greater Harlem Chamber of Commerce. Great to be before you guys. My name is Keith Forest, I'm honored to speak today on behalf of the Greater Harlem Chamber of Commerce for more than a century, our mission has been to strengthen economic opportunities for Harlem residents and for Manhattan. The strength comes through smart investment both infrastructure and projects that create lasting change.

It comes through projects like Hudson Yard West. At times when New York faces a serious housing shortage, rise in cost, and growing pressures on our infrastructure, we need real solutions to move

forward. Hudson Yard West would bring up to 4,000 new homes, a new public park, a school and billions in private investment to strengthen the MTA. This plan was shaped by feedback from hundreds of community meetings and it reflects a real willingness on the part of the developers to listen and to act. It deserves your thoughtful consideration because this isn't just a development, it's a chance to show that New York is still willing to invest in the peoples future.

The truth is, what we miss - that when we miss opportunities like this, it's working New Yorkers who pay the highest price. We've seen it before; we can't afford to see it again. Today's vote isn't about a casino; it's about zoning changes needed to unlock these opportunities for New Yorkers. We urge the Council to move this project forward and help build a city where working families can stay, succeed and thrive. Thank you.

CHAIRPERSON RILEY: Thank you. Next we'll hear from Winston.

WINSTON MAJETTE: Good morning. My name is Winston Majette and I serve as Executive Director of the Greater Harlem Chamber of Commerce. Originally

1 chartered in 1896, we are the oldest continual
2 business organization in upper Manhattan. Our
3 mission is to improve the quality of life for all our
4 residents as well as to develop and attract quality
5 businesses and professional services.
6

7 Over the course of our 129 year history, we've
8 co-sponsored some of the most important key
9 development projects in New York City, including the
10 George Washington and Triborough Borough Bridge
11 Construction, New York's first subway line and the
12 1939 World's Fair.

13 I'm here to speak in support of another historic
14 and transformational project, Hudson Yards West.
15 This is exactly the kind of development that the
16 Greater Harlem Chamber of Commerce is excited to see
17 come to Manhattan. The plan endures neighborhoods
18 get a stake, workers get a shot through thousands of
19 new jobs, and families get a future. If we want New
20 York to remain a city of opportunity, we have to
21 build like we mean it and we can't afford to let this
22 project pass us by.

23 I intend on seizing this moment. I sincerely
24 hope the Council is equally committed to deliver for
25

hardworking folks by advancing this development. I thank you very much.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Cobi.

COBI LEVY: It's still morning, good morning. My name is Cobi Levy. I'm a resident of Hudson Yards and a local business owner. I've been to many of these hearings and one thing is similarly said over and over again and that's we're at a crossroads in our city and if certain voices have their way, we'll have this great celebration for the word no. This is not a city of no, right? We build things here and presumably this is something that we want built.

I keep hearing about housing over and over again and then people talk about the 2009 plan but the 2009 plan is gone right? In 2009, there was no Instagram. In 2009 a certain orange man was a game show host. So, like the world has changed. So, if the alternative is we can have this project at jobs and housing or we can have nothing, then why aren't we talking about in that scope? Why are we talking about something that is literally in the past that is gone? Tariff's, inflation, the world has changed, the economic world has changed. We need to be

realistic. This is an opportunity for jobs and for housing, which is supposedly what we all want. I don't think we should miss this opportunity.

CHAIRPERSON RILEY: Thank you and last we'll hear from Joseph.

JOSEPH ROCCO: Thank you for having me. I'm a small business owner, Jims Shoe Repair. We've been in business for 93 years, between Park Madison. Had a relationship with the Related Company since the late 80's and they've been really a great company and we pride ourselves on customer service and great quality work and we lasted 93 years. The third factor was developers. When I was here 50 years ago, there was only short little two, three, story buildings and all these developers built around us and kept our business going with more people. And now we are in the Hudson Yards, 50 Hudson Yards and we're hoping for the same thing. If they build more buildings and develop more housing, more people, that will keep our business going, especially when tough times and small businesses are struggling.

So, uhm, and I know Related will do the right thing because they've always been right by us and they are top shelf, so.

CHAIRPERSON RILEY: Thank you so much.

JOSEPH ROCCO: Thank you.

CHAIRPERSON RILEY: There being no questions for this panel, this panel is excused. Next, we'll hear from Joe Restuccia, Jeff Gardner, Pamela Wolff and Aletta Lafargue. I'm sorry if I mispronounced your last name. It's spelled L- Lafargue. Is that it? Lafargue that's L-A-F-A-R-G-U-E, somebody's last name. She's not here? Oh okay no problem.

Okay we'll begin first with Pamela.

PAMELA WOLFF: Me?

CHAIRPERSON RILEY: Yeah, you Pamela. If one of you other guy's name is Pamela, that's fine.

PAMELA WOLFF: Okay, okay nobody else here named Pamela.

COUNCIL MEMBER BOTTCHE: It's Joe's drag name.

PAMELA WOLFF: Now, I'm going to get totally hung up with my glasses. My name is Pamela Wolff. I live on 21st Street, on West 21st Street. I am the President of Save Chelsea. Save Chelsea advocates for the preservation for our communities historic architecture and neighborhood character. We are not anti-development. We very much want to see the

Western Railyards developed but in a way that prioritizes what is important to our community.

Save Chelsea is opposed to the proposed plans for the Western Railyards and stands by the 2009 community informed development plan. The highline is not just a terrorist neighborhood park, it is an internationally admired cultural treasure that Chelsea and the City of New York are proud of. A phenomenon that continues to inspire small similar projects the world over. It has become a centerpiece of our Chelsea character. It should not be degraded by a misplaced casino.

A few words about Related to last minute press release. The developers are asking the city to absorb the financial risk of their casino project. At this time of economic uncertainty, we the tax payers should not be rolling the dice on this development scheme. As best we understand their press release, taxpayers, us would essentially be fronting billions of dollars for a project with limited public benefit. A casino and 92 percent luxury condos. This could not be more different than the original Hudson Yards financing scheme, which largely paid for public infrastructure with direct

public benefit including the expansion of the Number Seven Train. We recommend that Related go back to the drawing board with the community and reshape the development plan so that it meets the public interest. Friday's press conference was a far cry from that. Too little too late. We urge the City Council to vote no on this application. Thank you.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Jeff.

JEFF GARDNER: Hi, good morning. My name is Jeff Gardner. I am the Co-President of the West 18th Street Block Association and a longtime resident of Chelsea. At first, I'd like to thank Related for presenting a revised plan. Unfortunately I can't support that plan as that does not live up to the spirit of the original 2009 agreement that was crafted with the community.

First and foremost, I think that it is simply premature for the Council to vote in favor of the proposed zoning because there's not been a meaningful opportunity to engage with the community in an effort to develop something that the community supports and unlike the characterizations of nimbies, I am certainly a nimby and would welcome development in my

neighborhood that's responsible and supports education and affordable housing for our residents and I am very reminded of the fable of the scorpion and the frog and I think that Related has showed us in the past through their use of the EB5 Visa financing program, that they are again looking for the public to finance a profitable venture on their behalf. So, I would welcome an opportunity for Related to come back to the table, get CB4's approval. A proposed project that meets the communities needs, as well as the needs of the entirety of Manhattan. Thank you.

CHAIRPERSON RILEY: Thank you and before we hear from Joe, the next panel will consist of Kevin Jones, Frank Clarke, Jacob Dickson, and Dale Burnett. Joe, you may begin.

JOE RESTUCCIA: My name is Restuccia. I'm a 46 year resident of Hell's Kitchen, Executive Director of Clinton Housing, a not-for-profit housing developer. I've been on Community Board 4 since 1982 and I'm a Co-Chair of Housing. I was directly involved in the 2005 negotiations with Hudson Yards and the City Council and the Related 2009 Restoration Railyards negotiation. Our community board embraces

density, major density and we need a plan, not a press release three days before a public hearing.

The lack of housing production here has been stark. The original plan did not limit the production to condos. Related has taken that as a narrative saying you can't build condos and today, in nothing that they want to produce 4,000 units, of which 324 would be affordable. That's seven percent affordability on a major site. It's simply not sufficient. They do simple things like say we're going to elevate West 33rd Street. It's really going to turn into a cul de sac for a casino entrance for black cars for people to get dropped off.

Traffic problems will happen in every development. It's a matter of degree. We rarely see environmental impact statements that say, there can be no mitigation whatsoever of traffic. There can be no mitigation whatsoever of noise. And the open space and calling it constantly Bryant Park if Bryant Park were surrounded and put in shadow for the entire summer. That is not Bryant Park. It is the quality of the open space. It is not a cohesive, connected space. Yes, but it will be in the dark and I want to note for the Chair, in all my years in the west side,

I have never seen organizations from the entire community board from 14th Street to 57th Street coming together to say no to something. It doesn't happen. We are very fractious. We disagree about everything on the west side and you know in 1986 is the last time our community board voted no on a development proposal. And that was like a crazy little addition on top of a chocolate factory. We are coming to you together with one voice saying no, please help us in this to move on to the next phase of this development.

CHAIRPERSON RILEY: Thank you so much. Council Member, do you have any questions for this panel?

COUNCIL MEMBER BOTTCHE: No, thank you.

CHAIRPERSON RILEY: Thank you. Thank you everyone. Next, we'll hear from Jacob Dickson, Frank Clarke, Kevin Jones, and Dale Burnett and the following group after this will consists of Robert Hammen, Cynthia Stark, Catherine Laferty and Michael Walsh. We're missing someone. Kevin Jones, Frank, Jacob Dickson, Dale? Jacob Dickson.

JACOB DICKSON: That's me.

CHAIRPERSON RILEY: Frank is here. Kevin, Kevin Jones? Do we have a Kevin Jones? Okay. Okay, we'll begin with Dale.

DALE BURNETT: My name is Dale Burnett, Managing Director of Big Equity and affiliate of the Basis Investment Crew. I wanted to express my support for the West Side Railyards proposal and to spotlight my firms groundbreaking role. We are a minority owned women led investment manager and I believe we'll play a transformational wellness development.

Our leadership is comprised of men and women, Black, White and Brown people, people who grew up in public housing like our CEO, those that grew up in intercity neighborhoods here in New York like myself, lifelong New Yorkers as well as immigrants that came here to achieve the American dream.

We all support this project because it's not just about economic development, it's about community building at scale, with intentionality and providing community benefits that will ripple across the city. It's not all perfect but the creation of 30,000 jobs, 5,000 permanent jobs, pathways to long term careers for New York families. The fact that thousands of affordable housing units have been delivered across

the city by Related and that continues here. I must say I've been personally impressed to sit alongside Related as they reconstituted the project to up the number of units to 4,000 in response to the community.

Nobody gets 100 percent of what they want, not the community, not related but this shows you what I know, that they are a partner that actually listens. The proposal includes acres of new green open public space in a part of the city that urgently needs it and lord knows that the MTA needs those upgrades for people like myself and our team that ride the subways every day. And then there is us, do our investment in the project. The door will be open for qualified minorities, women, New Yorkers of all stripes, background and colors to invest in the project through us, given people traditionally excluded from major developments the opportunity to build wealth and invest in their own city. What is more important, this is not new. We've done this with Related in other cities. We did this without fan fair. We did it because it was the best thing to do.

The project will create an economic engine that does not leave people behind. It's a blueprint for

how New York can create economic development, rooted in community that drives opportunity and creates benefits that are not perfect but are shared by all. I urge you to support the proposal.

CHAIRPERSON RILEY: Thank you. Next, we will hear from Jacob Dickson.

JACOB DICKSON: My name is Jacob Dickson. I'm the owner and operator of Dickson's Farms and Meats, the butcher shop and restaurant in Chelsea Market. I've been there for 15 years and I've also been a West Chelsea resident for 15 years. The pandemic hit hard and Chelsea is still struggling to come back. Foot traffic is down 30 percent from prepandemic levels, even as the tourism rates have rebounded. Retail storefront vacancies in Chelsea are above average for the city. We need to think big. The Hudson Yards West development would create a singular attraction in New York City stretching from Hudson Yards to the Whitney and Little Island. There will be nothing else like it in the five boroughs. A casino would attract a new and different customer base that will be incremental to our existing foot traffic, even if only a fraction shop the local businesses, these are customers we would not

otherwise have and I wouldn't want to see them going to other boroughs.

With the expansion of the proposal to 4,000 residential units, investment in community organization, there's no question this proposal is right for the neighborhood. Big ideas like Chelsea Market, the highline and Little Island have transformed unused and unsightly spaces and to huge assets for our community. This development is the right choice. It will be a huge, missed opportunity to let this project land elsewhere. Especially when the alternative is that this would remain an undeveloped railyard. Thank you.

CHAIRPERSON RILEY: Thank you and last we'll hear from Frank.

FRANK CLARKE: Good morning. My name is Frank Clarke, Director of Government Relations at the New York Building Congress, which represents over 500 organizations and 250,000 skilled trades people and professionals dedicated to the growth and prosperity of New York. We firmly support the Hudson Yards West proposal. When our association was founded in 1921, New York City and its building industry looked very different but our progress has been defined by big,

bold ideas that address many citywide challenges. That's how New York has grown over the decades. This project, Hudson Yards West will serve as a blueprint for forward thinking development shaped by public need. It will also help us achieve our combined goal of fostering a more prosperous and resilient future for the building and construction industry and its workers. Hudson Yards West will create thousands of union jobs all while supporting local businesses that have yet to recover fully from the pandemic. Hudson Yards West is a critical proposal that supports the livelihood and future of our workers and we cannot allow huge opportunities like this to pass us by. Locking in those 35,000 union jobs preserves middle class pathways and apprenticeship pipelines. The benefits of the plan are massive and include 35,000 union construction jobs during development, a new 5.6 acre green public park, a new public K-8 school, daycare center, and a community facility. More than \$2 billion in critical revenue for the MTA and 4,000 units of housing in an area that so desperately needs it.

By bringing together the best contractors, architects, engineers and developers, Hudson Yards

West will deliver what the city needs most, more jobs, new housing, better transit and stronger communities. Thank you.

CHAIRPERSON RILEY: Thank you so much. This panel is excused. Thank you.

Next, we'll hear from Robert Hammen, Cynthia Stark, Catherine Laferty, thank you Catherine and Michael Walsh.

COUNCIL MEMBER BOTTCHE: We love Dickson's Farmstand Meats by the way and Chelsea market lower level.

CHAIRPERSON RILEY: Right, the promotion. Uhm, and the following group will consist of Cindy Ruby, Wright Harvey, Matthew Riker and Brian Chen. We'll begin first with Catherine.

CATHERINE LAFERTY: Good afternoon Chair Riley and Council Member Bottcher. Thanks so much for allowing the members of the public to be here. I just want to reiterate, I'm a member of the West 47th, 48th Street Blocks Association and a Hell's Kitchen resident for 25 years. I remember when there was no bike path, unfortunately, along the Hudson and the community has benefitted so much from all of the work along the Hudson River Park, and I think it

would be a shame to sabotage both the internationally renowned highline, you know which is like the first thing on everyone's list when they come to New York for the past 15 years in terms of sites to visit. And also the amazing work up along - up and down the Hudson River Park with a slide where adults can slide and an amazing bike path. And I just question, though I appreciate that Related has come to the table with additional housing units. There are still only 324 affordable units and we desperately need more in my opinion. But I also just want to say that I think that the plan is still a thinly veiled attempt to get a casino license and so, I am adamantly opposed to the proposed rezoning of the Western Railyards, and I encourage related to stay in conversation with Community Board 4. It's a shame that you weren't ready in time to have more talks to them because members of the public have been coming for months to hearings like this giving up our time. Okay, so thank you.

CHAIRPERSON RILEY: Thank you Catherine. Cindy, one second. Can I get your name ma'am?

CYNTHIA STARKY: Cynthia Starky.

CHAIRPERSON RILEY: You're Cindy? So Cindy, you're in the next panel. So, you could move from the table right now, you'll be in the next one.

CINDY RUBY: Oh in the next round.

CHAIRPERSON RILEY: Yeah, I'm sorry. Cynthia, you can go ahead.

CYNTHIA STARKY: Yes, I'm Cynthia Starky, I'm the Co-Chair at the 100 block of West 1920 and I'm super bummed to have to be here once again to ask you to vote no on this agreement or this application. I'll keep my comments brief but it was never agreed by us to build a casino or super tall, we don't want and never agreed to a casino. Indeed national data demonstrates that casinos bring little to nothing of value to communities, bring less desirable tourism, provide only low paying jobs and use more resources generating city revenue. We don't want, never agreed to comprising sunlight on the Javits Center roofs sustainable and unique ecosystem. The Javits roof includes a farm, a green roof, a bee colony and the habitat of the New York City Bird Alliance. It's witnessed 65 bird species, 5 bat species and hundreds of arthropod species using the roof.

So, please revert Related's proposal to the 2009 agreement. Stop the degradation of Manhattan and please vote no on this application. Thank you.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Michael Walsh.

MICHAEL WALSH: Hi, I'd like to thank you all for allowing this opportunity to speak. Thank you to the Committee. My name is Michael Walsh and I am a resident, long time resident of Chelsea. I have been an active parent at PS 11 for over a decade and I am the head of the Chelsea Green Park Friends of Chelsea Green Park. Chelsea Green Park is a park that's very active with the toddler and young families in our community and I do mean the whole west side. We draw people from the north, from the south, and so I come here today in speaking on behalf of young families. A group that has really been hard hit in Manhattan and the city at large lately and we have huge concerns about the plan on the table and we ask you to vote no. We are concerned about the light and shadow issues in the site. We are concerned about the ancillary dangers of a casino in our community and the lack of affordable housing. So, I am glad that Council Member Bottcher brought up the 2009 plan

and I understand that the world has changed but the goals of that plan are still relevant and so, I say to you and to everyone here today, if you are dedicated to the success of the Eastern Railyards to what we have today that is known as Hudson Yards, then you are dedicated to the goals of the compromises that were made in that plan.

If you are dedicated to the union jobs, jobs and small businesses that are now a part of the current Hudson Yards, then you are dedicated to the goals of the commitments that were made in the 2000 plan. If you are dedicated to the retail, to the commerce and to the shed, which make up the current Hudson Yards, then you are dedicated to the compromises that were made in the 2009 plan.

So, I ask you to vote no on this. I think it should go back to the table. We are incrementally moving forward towards a possibility of a plan and I just don't think we are there yet. Thank you for your time.

CHAIRPERSON RILEY: Thank you for your testimony and lastly, we will hear from Robert.

ROBERT HAMMEN: Hi, I'm Robert Hammen. I am a Cofounder of the highline. I was Executive Director

for about 23 years of the highline. I love change. I actually like development. I actually like tall buildings but in this case, I would strongly urge you to reject this and I'm actually not going to talk about all the deficiencies of the plan. I think other people can talk about that more eloquently.

These are depressing times for many of us and someone asked me, what are you optimistic about? And actually, I told them this story about this fight. This is a fight against a developer in an out of town Las Vegas casino operator against people in the neighborhood, the city, community groups, block associations and I think we feel or I feel so overwhelmed with what's happening in government and again this is not going to fix the bigger issues we face but if this is an example where the government actually listens to the people that live in our neighborhood and our city, to me that gives just like the highline on one hand, it's a small community project but it had ripples all over the country. And so, I think this victory of the community and citizens against this project is a great, happy story in these very tough times. So, I urge the Council to vote no.

CHAIRPERSON RILEY: Thank you so much. There being no questions for this panel, this panel is excused. Next, we'll have Cindy Ruby, Wright Harvey, Matthew Riker and Brian Chen. The following group after this panel will consist of Luanna Green, Irati Castell, Andrea Adelman and Sharon Brown for the next group.

First we'll begin with Cindy.

CINDY RUBY ESTRADA: Good morning and thank you so much for allowing me to be here and speak to you guys. My name is Cindy Ruby Estrada; I am the Executive Director of the New York City Hispanic Chamber of Commerce. Our mission is to ensure that Latino owned businesses and working families have a fair shot at success in this city and the Hudson Yards West Project represents exactly the kind of opportunity we need more of.

This is not just a development project. It's a catalyst for economic empowerment. The project will create tens of thousands of good paying jobs and offer viable job training for our members spanning construction, hospitality, maintenance, IT operations, and more.

In other words, this project will open doors for thousands of New Yorkers, many of them from communities of color who have historically been left out this growth before. Just as importantly and I understand that this is not what we are discussing right now. Whether you are against or for the casino, the one billion community benefit package is what we need to provide real resource into workforces development, small business support, and local nonprofits. There are 5,000 jobs in the casino, jobs our city needs.

At a time when many small businesses are trying to make ends meet and families are struggling to stay in the city they help build, we cannot afford to let this opportunity slip away. The Hispanic Chamber of Commerce stands behind this project and we urge the Council to do the same. Thank you.

CHAIRPERSON RILEY: Thank you. Next we'll hear from Wright Harvey.

WRIGHT HARVEY: Good morning Chairman Riley, Council Member Bottcher. What an honor it is to be here speaking with you this morning at City Hall. My name is Wright Harvey. I'm here to talk about jobs, however, perhaps not the more visible jobs like the

35,000 construction jobs we've heard about. I'm a small business owner and I run a business that connects artists, think painters, sculptors with opportunities in real estate. These real estate opportunities not only put art into the world, they're an important lifeline for the artist community. They help artists support materials, work space, cover living expenses and more importantly allow them to make our lives that much richer. Take a moment to look around this beautiful room and imagine a world without artists. When these real estate opportunities go away, the artist community suffers. The Western Railyards is an important opportunity for New York artists. Think of the public art commissions for the 5.6 acres of public space, the buildings, lobbies and interiors, prominent commercial tenants buying art for their offices, residents collecting art for their homes, potentially gaming operators who are big consumers of art to create unique and exciting experiences for their guests.

Related companies is one of, if not, the best real estate developer in the world. They have a track record of supporting artists and nonprofits as

part of their projects. They support artists not because they have to but because it's one component of building a vibrant successful community. They do it because it's the right thing to do. I personally strongly support related companies and I strongly encourage us to give them the support they need to take on this immense challenge and build a neighborhood we can all be proud of. Thank you.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Matthew Riker.

MATTHEW RIKER: Good afternoon. I'm Matt Riker; I'm the Community and Business Development Manager at New York Waterway with whom I'm speaking on behalf. We provide ferry service along more than a dozen routes, connecting numerous ferry facilities on the Hudson River, East River and throughout New York Harbor. Our intramodal services link transportation facilities and the associated communities across the region to Manhattan.

As someone who spent decades working on the frontlines of regional transportation, I know that for New York City to remain livable, competitive and connected, we need to think seriously about long term infrastructure and sustainable growth. And that's

why we support the Hudson Yards West proposal. This project is not just about a new world class casino and frankly that's not what we're deciding on today. This is about investing in the systems that keep New York moving.

With the MTA facing one of the most serious fiscal challenges in its history, Hudson Yards West offers a reliable stream of revenue that will help stabilize and strengthen our transit network for years to come. It also delivers up to 4,000 much needed homes in a transit rich, job rich corridor. This will expand access to opportunity and keep more New Yorkers connected to the city they love, and it does all this while adding green space, a new public school, and direct community reinvestment. We also believe the project is uniquely designed to benefit from an existing robust waterborne transit system that can and does link Hudson Yards with points throughout New York and New Jersey. The increased services, which we anticipate will be needed as a result of this project is achievable operationally with minimal impact on the surrounding neighborhood. Expanded service will not only benefit visitors to the area, potentially alleviating car traffic. This

expansion will be a reminder of all we have to gain by connecting and working together to create economic opportunity while minimizing the environmental impact of improved regional access. This is the kind of big integrated thinking we need to build a stronger, more resilient city. New York Waterway supports this project and I encourage the Council to advance it. Thank you.

CHAIRPERSON RILEY: Thank you and last we'll hear from Brian Chen.

BRIAN CHEN: Thank you Chair Riley, Council Member Bottcher, Subcommittee members for the opportunity to speak today. My name is Brian Chen and I am the Chief Strategy officer of the Chinese American Planning Council. We are a 60 year old social service organization rooted in community and anchored across 35 sites throughout New York City serving 80,000 individuals and families annually. From early childcare and afterschool programs to English literacy classes and older adult programming, our holistic services ensure community members not only survive but thrive.

The Chinese American Planning Council is supportive of the inclusive community integrated

workforce and economic development potential of the Hudson Yards West Project as it aligns with our agencies mission to promote the social and economic empowerment of immigrant and low-income New Yorkers.

Through the projects commitment to support workforce training, job creation, and career advancement, including 35,000 union construction jobs and 5,000 permanent union jobs, Hudson Yards West is positioned to be an opportunity hub inclusive of the small business community and the city's diverse but often marginalized populations, including the multilingual and multigenerational immigrants, individuals with disabilities and unemployed and under employed residents served by community organizations such as the Chinese American Planning Council.

Furthermore, Hudson Yards West has also pledged to partner with our agencies workforce development programs giving our constituents a real stake in the project. CPC, the Chinese American Planning Council is committed to collaborating with the Hudson Yards West team to ensure their efforts remain inclusive and benefit the widest possible range of New Yorkers. Thank you again for your time.

CHAIRPERSON RILEY: Thank you for your testimony.
There being no questions, this panel is excused. The
next panel will consist of Sharon Brown, Irati
Castell, Andrea Adelman, and Luanna Green.

The following panel will consist of Pat McCane,
Shakar Crawford, Chandra Singh, and Ahbat Depas. I'm
sorry if I mispronounce your name. That will be the
following. First, we will begin with Luanna Green.

LUANNA GREEN: Hello, my name is Luanna Green and
I am an active resident at Penn South Community,
which is the largest affordable co-op apartment
complex on the west side. The Highline is our
neighborhood's park, so I have a speech that's
written.

I have lived in Chelsea for 55 years. I have
been to the Highline when it was just a railyard with
rail trains running along the track, so now the
Highline is a beautiful park. We don't need a new
Bryant Park. We have a park, it's called the
Highline and we'd like to keep it like that. So, I
live in Chelsea. I'm a little nervous but I live in
Chelsea and Chelsea is a beautiful community and
right now Chelsea is under attack and under attack
with Related and all its promises that they can't

1 keep. Every time we turn around, Related has changed
2 their plans. So, now they're changing their plans
3 with this project and their changing their plans with
4 the Chelsea Elliot Houses to demolish them. Related
5 just wants to build a whole town for itself and we're
6 against it. we're against this proposal and we're
7 against Related period.

8
9 The other thing is, you talk about affordable
10 housing. In Chelsea, the average income is over
11 \$200,000. The median income is over \$115,000. So,
12 when you talk about affordable housing, who are you
13 talking about? Who are you building for? We talk
14 about jobs and everything. There's housing going up
15 all over the city. There's so many jobs all over
16 this city, so I'm just confused as to why we keep
17 going over these plans over and over again. We see
18 that Related cannot be trusted. They cannot keep
19 their word. They go back and they change their plans
20 and we are against them changing the west side
21 highline and changing the west side rail and we are
22 against this proposal and we ask you to also vote no.
23 Thank you.

24 CHAIRPERSON RILEY: Thank you. Next, we'll hear
25 from Andrea Adleman.

ANDREA ADLEMAN: Hi, my name is Andrea Adleman. I am your constituent in Hell's Kitchen, previously in Chelsea. I want you to ask yourself what's truly in the public interest here? Truly the public interest. Whose voices are here today? Whose voices aren't being heard? What is the public interest that's really being served here today? There is so much darkness in the world today and we can do something about that. Let there be open space. Let there be sunlight. Let us glean the proven scientific benefits to the human psyche when looking at a body of water. Let there be light, let there be parks in the public interest.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Irati Castell. Sorry if I miss pronounced your name.

IRATI CASTELL: Hello, my name Irati Castell. I am a volunteer at La Nacional Spanish Fenevolence Society. An important community institution in Chelsea. I'm here today because I'm concerned that this development plan is going to hurt the local small businesses around it. The design of the casino, the business model, is to bring people into these giant buildings and keep them there at all the

1 restaurants in the same building so that they keep
2 gambling. That means nobody needs to explore the
3 great restaurants and night life on 9th Avenue and
4 Chelsea in Hell's Kitchen. And in fact, those
5 business loose traffic as people go the fancy
6 restaurants and the casino. It doesn't have to be
7 that way.
8

9 I don't support any particular projects but I
10 know the Time Square Casino proposal is to make sure
11 the casino guests explore and dine at the restaurant
12 around Time Square. That's helping small business,
13 not hurting it. I hope the City Council considers
14 dangers of the small businesses as it evaluates these
15 land use applications and votes no. Thank you.

16 CHAIRPERSON RILEY: Thank you and last Sharon
17 Brown.

18 SHARON BROWN: Hello, my name is Sharon Brown.
19 Before I begin, remember Israel. Release the
20 hostages, let Yawas people go. Defend Isreal.

21 Okay, I want to change for it. I checked in
22 opposition; I want to put for. Okay, Hudson Yards
23 West should go forward with the casino. They can
24 include other things besides a casino and other
25 entertainment so that it won't just be a casino.

Many of the people have problems with a casino because they think that it's only going to be a casino. Maybe they can go back to the drawing board and put some other things there for entertainment and for the housing there, we need to make sure that it is there for homeless military veterans and homeless people so the priority should be for homeless military veterans and homeless, if they're going to make housing. If you keep making housing and the people that are military and homeless are still out on the streets, then you haven't done anything except shift someone from where they live to a new place to live. So, we need people who actually need the housing to get in there. Oh, and the first people that should be considered for the jobs on these projects to build should be the homeless, the military veterans and things like that. They are very skilled, very qualified. They are just without homes. They have everything that everyone else has that they should have a home. That they should be able to take care of these jobs. If there are 5,000 jobs, the majority should be for people who need jobs and are skilled. Homeless military veterans and the homeless.

The construction jobs also and I'm part Native American and casinos are not seedy. They are not problematic; it's the way people handle them and run them. Just a few seconds. Make sure that they are run properly and that people conduct themselves. There should be some kind of oversight to make sure that we don't fall into the same problems that made casinos go out of business.

CHAIRPERSON RILEY: Thank you Ms. Brown.

SHARON BROWN: You're welcome.

CHAIRPERSON RILEY: There being no questions for this panel, this panel is excused. The next panel I will be calling up will consist of Pat McCane, Shakar Crawford I believe, Chandra Singh and Ahbat Depas. Please excuse me if I mispronounced your name.

The following panel will consist of Inahee Selden, Elaine Capella, Hiba Sigar and Vivek Singh. How do you pronounce your last name?

VIVEK SINGH: Singh.

CHAIRPERSON RILEY: Singh, thank you. First, we'll begin with Ahbat.

AHBAT DEPAS: Thank you for having me here. My name is Ahbat Depas, I have been living in New York for 50 years. Starting in high school I got involved

with community, helped the Fort Green mark to declare for Fort Green mark area. From there, I did an internship for City Planning and become a graphic designer for 25 years.

Working on the Mayor Koch through Mayor Bloomberg. I have seen the city change greatly and those changes, City Planning had one consideration in mind, quality of life. The highline has provided a greater quality of life, not just for Chelsea, for the west side. For the whole city, for the whole United States and for the whole world to come and enjoy and relax and to bring a casino in that area where we have children, schools, is not a good thing. I ask Related to voluntarily, in good faith, withdraw their design for a casino development in that area and sit down with the communities, elected officials and give consideration to quality of life. Society is in a crisis right now. If we do not sit the platform for the young people coming up, we are going to be worse and worse and worse. Thank you.

CHAIRPERSON RILEY: Thank you. Next, we will hear from Chandra Singh.

CHANDRA SINGH: Good afternoon Council Members. My name is Chandra Singh and I'm a proud member of

the Hotel and Gaming Trades Council. I am here with other members on behalf of our union to testify in support of the Western Railyard project. This project will be a huge win, not just only for the community but for all New Yorkers. The hotel and casino will create thousands of much needed good paying jobs with benefit while creating new homes. Our city is in the middle of a housing crisis and the developer recently announced that this project will create 4,000 apartments. This is more than double the amount of units originally planned. I'm sure that Western Railyard is committed to the community needs. This is a once and a lifetime opportunity to help New Yorkers who need jobs and housing. I urge you to vote yes. Thank you.

CHAIRPERSON RILEY: Ms. Crawford.

SHAKAR CRAWFORD: Good afternoon Council Members. It's an honor being here today. Shout out to HDC, shout out to the Bronx. My name is Shakar Crawford and I'm a proud hospitality worker and a member of the Hotel and Gaming Trades Council.

I am here on behalf of my union to testify in support of the Western Railyards project. This project gives our city an opportunity to create

thousands, thousands of very high quality jobs, including permanent hospitality jobs like mine. These jobs will lift up New Yorkers and boost economic activity, not just in Chelsea but across the city, which we need now more than ever. So, I urge you. I please urge you to vote yes on this application. Thank you very much.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Pat.

PAT MCCANE: Thank you members of the Subcommittee and thank you Chair Riley and Council Member Bottcher. SCIU 32 BJ is the largest union of property service workers in the United States representing over 175,000 property service workers across our jurisdictions including 90,000 in New York City. At least 1,000 of which are employed by Related.

32 BJ members form the backbone of New York's property services industry. Our members are the workers who keep the city's commercial and residential buildings, stadiums, airports and other public facilities safe, clean and running. 32 BJ is here today in support of Related companies ULURP application for the Western Railyard modifications.

The application proposed a mixed use development inclusive of over 4,000 new units of housing, over five acres of public open space and more on the currently undeveloped Western Raillyard in Manhattan's Hudson Yards neighborhood. This increase in housing will benefit the Hudson Yards area and surrounding neighborhoods. I'm pleased to report that 32BJ has secured a credible commitment from related companies for the creation of good jobs for the workers who will permanently staff the residential and commercial office portions of this proposed development. These workers will join the over 1,000 32BJ residential workers, commercial cleaners and security officer who work at related companies properties across the city.

In addition to the important job creation that will come from this project, the developer has proposed the construction of 4,000 new units of housing, large scale mixed income residential projects like this one are crucial to chipping away at New Yorks massive housing shortage. 32 BJ is proud to support this ULURP application and looks forward to the approval of this proposal. Thank you to the Zoning Subcommittee for the opportunity to comment on this project.

CHAIRPERSON RILEY: Thank you. There being no questions for this panel, this panel is excused. Thank you for your testimony. Next, we'll hear from Inahee Selden, Elaine Capella, Hiba Sigar and Vivek Singh. The following panel will consist of Ash Wolston, Tosha Miller, Michael Vestoreli(SP?) and Lawrence Lipman. And just wanted to acknowledge for those of you online, we will be about less than an hour before we transition to online testimony. Okay, first we'll begin with Vivek. Just press the button Vivek. Thank you.

VIVEK SINGH: Good afternoon. Thank you for lending you audience. First about myself. I was born and raised in Pheonix. I spent 30 years living in the same house. I thought I'd never find another place that would become home. I moved to New York at 30, first in Greenage Village then came to where I live today and it has become a home. This place, I first moved for the convenience of the location relative to Penn Station but as things have opened up, it has become a truly special place.

We've started to see families, young adults, retirees, all call this place home and when the pandemic hit, we started our own family and it turned

1 out many others, disproportionately a large number of
2 others in our area did as well. The concerns that I
3 have are around some of the impacts. Naturally, a
4 lot of it is around the casino, so I did my research
5 and the most relevant study that I found was the
6 impact of casino proximity on northeast Urban
7 community by nature from February 2022 including New
8 York City. There were increases in jobs, but they're
9 not necessarily local to that area but there's also
10 adverse businesses that we don't want to see in that
11 area, especially with how much family or how
12 attractive the area has become towards families.

14 Further, the enlargement of the buildings and the
15 revisionment of the proposal, we've started to see
16 increases in wind already because of the other large
17 buildings and it's manageable today but I fear that
18 those changes from the revisionment of the proposal. I
19 did enjoy seeing those pictures on the screen but I
20 think that that's in relative to not having that 2009
21 proposal. I also want to call attention to one more
22 thing. Coming from - sorry. Coming from Phoenix, I
23 know a lot of people who have moved to Vegas but the
24 nice thing that they have is, the casinos on the
25 strip, they don't have the challenge of having it in

their community directly. We don't have that, such a luxury.

CHAIRPERSON RILEY: Thank you. Next, we're going to hear from Capelle.

ALAN CAPELLE: Hi, I'm Alan Van Capelle, I'm the Executive Director of Friends of the Highline. In our 25 year history we have been partners in our neighborhoods growth. We have never once opposed a single development or rezoning in our vicinity and we know how much growth has taken place along the mile and a half park that is the Highline.

From the outset, this proposal was conceived without the vital input of those who live nearby and that is why you're hearing so many voices opposed to this bad plan. The Highline would become windier and darker and the Hallmark sensation of a floating within the city would be lost. View corridors would be blocked by an unprecedented 200 foot high building podium. The space within the development footprint would shrink the renderings of the lush greenery are deceptive. The space would be cast in shadow for all but two and half hours during the day and the Bryant Park comparison, while it's interesting, Bryant Park receives 15 hours of sunlight during an average

summer day. Connectivity to the neighborhood would be lost and the public space would be in effect privatized in service to a casino and to a resort. The 2009 plan created a balance between super tall density of the eastern railyards and a vision of a lower rise more sustainable development for the western railyards. The current proposal represents a stark departure from what we bargained for back then. This unvetted public financing scheme brought at the 11th hour and 59 minutes with no meaningful community support. They are asking the city to absorb the financial risk of their casino based project and taxpayers should not be rolling the dice on this scheme. This press release of a shabby proposal asks taxpayers to risk billions of dollars for a project with limited public benefit. A casino and 92 percent luxury condominiums. This couldn't be more different from what we all envisioned in 2009. Let's not lose what we have so carefully worked for.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Hiba.

HIBA SIGAR: Hi, yes, Hiba.

CHAIRPERSON RILEY: Hiba?

HIBA SIGAR: Yes, I'm Hiba Sigar, I'm a volunteer at the Highline and I wanted to first talk about the small business impacts. So, the developers talk about how small businesses are going to flourish once this proposal goes through. They use the words both casino and resort. The two things those have in common is everything is in house. What people will do is they'll gamble; they'll eat and drink at the restaurants. They'll go back to their hotel or call an Uber and go home. There is little or no interaction with the community. And in regards to the quality of life, I live about a ten minute walk from a Costco and it takes up two blocks in one full avenue. It's huge and the size of this casino is six of those warehouses on top of each other. So, when we're talking about shadows, we'll lose so much sunlight and just visual interest from the Highline. We're so - it's such a unique situation because it's elevated and Councilman Bottcher said earlier that New Yorkers are proprietary about their space and I couldn't agree more and we are that way for a reason. Green spaces and open spaces are so beneficial to mental health and it doesn't get more New York than the Highline and we started off with the rail roads

coming in. It gets deserted. It almost was going to be destructed and then the community came together and said, why don't we actually repurpose this and now we have this going on until today. And we're not - I'm not against development and the Highline Commission is not against development, it's that this proposal in particular does not help the community. It's got to be something else. Thank you.

CHAIRPERSON RILEY: Thank you and lastly, we'll hear from Inahee.

INAHEE SELDEN: My name is Inahee Selden. I am a resident of Hell's Kitchen and I'm odocent on the Highline. Let me take you on a little tour of the highline. Most of the points I was going to make have already been made, so I'm going to tear this up and I'll tell you what it's like on the Highline. When you talk to locals who are visiting the Highline, national, international visitors. When you mentioned this project for a casino and a resort that takes up roughly half the space that was originally designed for the common good, they say what? Are you crazy? This is in English. This is in Italian. This is in French and we have a lot of visitors from Korea and they say as others do, we have the same

problem with development that you do here. Why don't we give the world a different example? Why don't we eliminate or least mitigate the reputation of New York as the world capital of greed? Because that's what this project says to the residents, the local residents, the residents on the upper and west side, upper east side, the Bronx and other places that this is a completely ridiculous proposal. And if you need advice on sunlight as Alan said, the research has already been done. You don't have to spend money to find out how much sunlight will hit your landscaping. Show New York that it listens to its constituency and listens and this Committee listens to the voters of New York. Thank you.

CHAIRPERSON RILEY: Thank you. Council Member Bottcher has a question for this panel. A question for Alan Van Capelle. Hi Alan, are you totally wedded to the 2009 plan?

ALAN VAN CAPELLE: Thank you Council Member. Look, I think what's important about the 2009 plan is that it was worked on together. It was a negotiated process that took as I understand many, many months to get to fruition. Not everybody was happy with

everything in that plan and this seems to be a real departure from what was worked on in 2009.

COUNCIL MEMBER BOTTCHER: Are you opposed to the idea of you know it was characterized earlier that you weren't willing to be really collaborative? Are you opposed to the idea of sitting down and coming up with something that works for the Highline?

ALAN VAN CAPELLE: Look, I think we met multiple times. The applicant seems to have counted the amount of times. I didn't take the time to count but fair enough to say we had many conversations. I just don't think they've proven themselves to be good listeners. I do want to say Council Member, they're our neighbors. They're going to continue to be our neighbors. Our staffs work with each other on a host of operational and security issues every single day. This is a rupture. At some point there will be a repair. We very much want to see that site developed. We encourage the applicant to withdraw their application, to sit down with the Community Board and start back at the drawing board. They have a timeline and a deadline at the end of June. I don't believe there's going to be an opportunity for the community to negotiate something between now and

when their application for a casino has to get in. And I think if they had started with the community instead of giving us a full formed project at the beginning, we wouldn't be here today. They did make minor adjustments but when they notch back a building, they push the other corner of the building further closer to the highline, so I really don't think those were tweaks and as our professional architects who've reviewed the plans have said, this plan is so bad it's not tweakable. It literally has to be withdrawn and start over from scratch.

COUNCIL MEMBER BOTTCHER: Thank you.

ALAN VAN CAPELLE: Thank you Council Member.

CHAIRPERSON RILEY: Thank you. This panel is excused. Thank you so much. Our next panel will consist of Ahe Wilson, Tasha Miller, Michael Vestoreli and Lawrence Lipman.

The following panel will consist of Patricia Shakey, Reverend Noel Zarek, Cathy Rugros, I believe and Richard Graziano will be the following panel.

I will repeat the names again, Lawrence Lipman, Michael Vestoreli, Tasha Miller and Ash Wolston. If you hear your name, please come up to the panel. Can I get both of your names real quick?

MICHAEL VESTORELLI: Michael Vestoreli.

TASHA MILLER: Tasha Miller.

CHAIRPERSON RILEY: Is Lawrence Lipman or Ash Wolston here? Okay. Tasha, you may begin.

TASHA MILLER: My name is Tasha Miller, the President of the New York City Chamber of Commerce. Our mission is to create opportunities for Black owned businesses and support economic mobility for working families across five boroughs. That's why I'm proud to speak in support of the Hudson Yards West proposal.

This proposal isn't just about buildings, it's about whether we are still capable of building a city that works for everyone. We know that the stakes - our rent are rising. Middle class is shrinking and still recovering from impact of the pandemic. Elected officials should be looking for big projects that deliver revenue, create more housing, encourage tourism, and create good paying jobs. Hudson Yards West does all of that and more. It will also generate billions in reliable revenue for MTA, create new public rain spaces and invest directly in community based organizations.

It is an example of what can happen when we think innovatively about our cities needs and growth. New York promises has always been about opportunity but that promise only holds if we keep building for the future. The Black Chamber of Commerce supports the project and we urge the City Council to move forward with it.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Michael.

MICHAEL VESTORELI: Good afternoon Council Members and members Committee and everybody in attendance today.

My name is Michael Vestoreli and I'm proud to serve as a business representative for the New York City District Council of Carpenters representing thousands of hardworking union carpenters across the city. I'm here today to voice strong support for the Western Yards plan proposed by Related companies. Related has a long proven track record of working with the carpenters to deliver major projects that not only transform our skyline but also lift up our communities with good paying jobs and family sustaining jobs.

At Hudson Yards, Related kept its word by committing to strong labor standards and building one of the most significant union construction projects in the country. We are proud to say our members had a major hand in building that vision into reality and now the Western Yards represents an opportunity to finish what we started. To transform a still under developed part of the city with world class construction while creating thousands of union jobs along the way. This project will bring years of employment for carpenters, skilled men and women who live in the five boroughs who pay taxes here, raise their families here and reinvest in the strength of our neighborhoods. Simply put related Western Yards plan represents a real investment in New York City's future. An investment built by union hands with union values and union standards.

On behalf of the New York City district Council of Carpenters and the working families we represent, I urge to approve this plan and help us continue building a better New York. Thank you.

CHAIRPERSON RILEY: Thank you Michael. There being no questions for this panel, you're excused. Thank you.

Next, I'm going call Patricia Sharkey, Reverend Noel Zarek, Cathy Rugros (SP?) I'm sorry if I mispronounced your name and Richard Graziano.

The following group after that will consist of Kareem Holmes, Amor Ahmed, Wasim Ahmed, and Karen Flaherty, I believe. I will begin with Richard.

RICHARD GRAZIANO: Good morning. My name is Richard Graziano and I am a volunteer docent on the Highline and if there's anything I've known or learned about the Highline is that change is a constant. There are buildings going up every day and some change is good. Buildings that allow for light and air, and chump change is bad. The proposed building of this 20 story monolith on the west side of the Western Yards is bad change.

As someone who has a 51 year teaching career in this New York City public schools and the City University of New York, one of the things that I learned is that when you make a commitment, if you want a relationship with the people around you, in this case, the community, you live up to your commitment.

In 2009, Related committed to a plan of mixed use. Housing, schools, and open space. Now, they're

trying to renege on that commitment and we need to make sure that they live up to the commitment that they did.

Now, the proposed monolith that might include a casino, is inward looking, as mentioned before by someone but people who go to those casinos are inward looking. They eat in, dine in, drink in and they don't go to the local community. And so, all you need to do is look at Atlantic City or Ozone Park where no one goes to the local community. So, I urge the Council to say no to this very bad plan or bad change for the Highline and for the local community. Thank you.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Patricia.

PATRICIA STARKEY: I've been a Chelsea resident for the past 30 years. I live on 19th Street and during this time I've watched the Highline evolve from an idea to a destination that's loved by local residents and international visitors as well.

I walk to work on the Highline. I work at 59th and I see parents escorting their children to school. I see folks taking in just a bit of fresh air. I see people enjoying the quality of life that it offers.

And as I walk to work in the morning, I think about the Hudson River and I look at where I can see it now and I'm a history nerd, so I think about Henry Hudson. I think about George Washington and interactions along the Hudson. I think about Alexander Hamilton rowing to his final tabockle and Weehawken but I've watched - as I've watched and walked over the years, I watched views disappear. What was once open space in sunlight is now a corridor through high rises and it effects quality of life for everyone. Not just for me but for everyone here in New York City. You can't put a price on a view of the Hudson River and I'm really speaking for aesthetic reasons which means quality of life and that effects everyone.

Once views of the Hudson River are gone, they are gone forever. I just ask that the people who make the decisions respect this place and its history.

CHAIRPERSON RILEY: Thank you Patricia. Reverend Noel Zarek.

REVEREND NOEL VANEK: Vanek, yes.

CHAIRPERSON RILEY: Vanek.

REVEREND NOEL VANEK: Glad to be here. Thank you. I'm a retired minister. I live in Chelsea. I

just want to leave you with two thoughts. One, you've heard a lot of speaking about urgency. A once in a lifetime opportunity. The only thing I've heard that's urgent is the deadline for the casino application. Other than that, the better thing to do would be to go back to the drawing board with the community groups and mimic the process that produced the 1989 ULURP that was agreed on. It needs to be changed but it needs to be done with community input at a steady but careful pace.

Secondly, don't throw the baby out with the bath water. The Highline is one of the greatest things New York City has done in the last 25 years. Don't endanger its beauty and magnanimity. Thank you.

CHAIRPERSON RILEY: Thank you Reverend. And last, Cathy. The last name begins with an R. If you are Cathy and beginning with R, your last name. She's not here? Alright thank you. There being no questions, this panel is excused. Thank you so much. Next, we'll hear Kareem Holms, Amor Ahmed, Wasim Ahmed and Karen, last name begins with an F.

We'll begin first with Kareem.

KAREEM HOLMES: Hello, my name is Kareem Holmes. I am the President, Founder and CEO of Big City

1 Tourism, the first Black owned site seeing business
2 and probably the only Black owned site seeing
3 business in the Hudson Yards area. I'm originally
4 from the lower east side of Manhattan, born and
5 raised in the projects of the lower east side Jacob
6 Reese. I recently in the last four years developed
7 my small business and I operate our of Pier 78, which
8 is on the west side in Hudson Yards. It's been a
9 great experience of being able to create my small
10 business and change the lives of many people. What I
11 do understand this whole process because I was on the
12 community side when I was in the lower east side and
13 experienced a lot of the gentrification and big
14 businesses coming into build. Here in this
15 situation, I really am for the win and them building
16 a business because they are bringing lots of
17 opportunity to the area.

18 This proposal will build a great success in the
19 Hudson Yards, which everyone here should acknowledge
20 has been a big boost to our city and brought new
21 visitors to the west side of Manhattan. It will
22 create tens of thousands of union construction jobs,
23 5,000 permanent union jobs spanning hospitality,
24 operation and retail. The same industry that drive
25

New York's tourism economy. These are the kinds of jobs that lift up working people and support families for the long hall.

Just as important are the long term benefits. Some housing are permanent, a premium gaming destination, more green space, and a community benefit package that will fund local services. Workforce training and a foundation dedicated to supporting the neighborhood directly. That's the kind of investment that helps to keep small business like mine strong. I'm for this opportunity. Thank you.

CHAIRPERSON RILEY: Thank you. Wasim.

WASIM AHMED: Hello. My name is Wasim Ahmed, a resident in Hell's Kitchen. I like the idea of 4,000 housing and more job opportunities. It's a good idea. We had a business in the area since 2010 you know from 2012 in the construction and all that starts. It's a big difference and to now. So, I would like you guys to say yes for this project. Yes, please. Thank you.

CHAIRPERSON RILEY: Amor.

AMOR AHMED: Good afternoon. How are you? How is everything and thank you so much for this

opportunity. Who can say no to schools? Who can say no for thousands of jobs in the neighborhood? Who can say no to this big project? You know that's a 4,000, everybody is talking about stuff and all of that. That's a 4,000 housing and apartments in this project. That's a lot. That's 4,000 families will be in this you know and we trust Related company. We already saw what they did you know everywhere. Hudson Yard and all the projects they've been doing. It's not like someone wouldn't know. He's just coming here and saying, I'm going to do that and no, this is a trusted company. You see them you know you've seen their work before. So, I say please, please say yes to this project because it's not just going to change the neighborhood only. The state and the country as well. Thank you so much.

CHAIRPERSON RILEY: Karen.

KAREN FLAHERTY: Yes, my name is Karen Flaherty. I'm a long term, longtime resident since 1978 of East 17th Street and well, the last decade, I've worked as a community activist. I cannot support this project based upon the casino being present on the west side of Manhattan. I think it will impact small business that is already surrounding the Highline. It's

already difficult to find reasonable restaurants to go to if you wanted to go out for an event. The Highline gives us the opportunity to walk within nature, within the city. This past year when I was diagnosed with cancer, that's the first place I went to was the Highline in order to be able to just be outdoors and appreciate my life on this earth.

I'm going to bring some words of Reverend Barber from the Poor Peoples Campaign into this meeting. He is talking of course in Washington DC now about policy but I think we can take his words as well about community planning. He poses that the three key questions to evaluate any policy community impact is how is this policy or this community plan effecting peoples living and dying? How is this community plan going to serve the most vulnerable? And are these planning policies, community building, redevelopment addressing systemic inequalities? Thank you.

CHAIRPERSON RILEY: Thank you so much to this panel. You are excused. Ms. Karen, I hope you beat your cancer diagnosis, okay.

KAREN FLAHERTY: Thank you very much.

CHAIRPERSON RILEY: And thank you for testifying.

KAREN FLAHERTY: Thank you.

CHAIRPERSON RILEY: The next panel we're going to hear from is Layla Law Gisiko, Tappy Hightower, Ieffy Adelona, and Kenin Porter. Once again that is Layla Law Gisiko, Ieffy Adelona, Tappy Hightower and Kenin Porter.

Ms. Layla, that's you? You may begin.

LAYLA LAW GISIKO: Thank you so much. My name is Layla Law Gisiko, I am here as the President of the City Club of New York, a civic organization here to speak about the proposal. We are told that Related companies has modified the Hudson Yards Western Railyard plan but no meaningful details have been shared with this community.

I want to focus on the pilot proposal. We hear that it is going to be creative financing, which is euphonism for thought pilots, which is a euphonism for tax abatement. We are not getting any real numbers. None were shared today and meanwhile the burden of infrastructure will quietly be shifted onto the public. We know exactly where this road led with phase one of Hudson Yards, which cost the City of New York \$2 billion in lost tax revenue and bridge financing for bonds. Taxpayers under road

infrastructure while Related reaped the profits. Related has proven itself a reliable partner and it should not be rewarded for ignoring, renegotiating or walking away from past commitments. Today, the commitment to affordable housing remains vague, too vague to be called upon and approving what's before us would be nothing short of signing a blank check. This plan must be sent back to the drawing board. New Yorkers deserve specifics, not sales pitch and anything less is a disservice to the public.

I really want to emphasize that it would be unconscionable for the New York City casino to be tax exempt or tax abated. The City Council is not in the business of wealth management for private developers but is in the business of protecting the public interest. Once again, it would be unconscionable that the casino in New York City be tax exempt or tax abated. This plan must be rejected. Thank you.

CHAIRPERSON RILEY: Thank you so much. Before I get to the final two panels, I just want to stay online, we have one more panel left before we transition to online.

The last in person panel will consist of Alethia Lafert, Carmen Mattis, Ann Aust, thank you. Joe Keen

Alenal, and Luana Green. That will be the final panel. If you did not hear your name and you wanted to testify, please see one of the Sergeant at Arms to submit a speakers card. Next, we'll hear from Tappy.

TAPPY HIGHTOWER: Hi, my name is Tapawana Shea Hightower. I go by Tappy for most peoples convenience. I'm from the lower east side but I attend university in West Village but I'm a neighbor who often works in and frequents the neighborhood of the Western Railyards.

I'm going to keep this very brief but the City Council is not being asked to vote on a casino, that much is true. However, by voting in agreement with the plan that includes a proposal for a casino or an application, excuse my language. The City Council would be enabling the development of a casino. As I stated in my introduction, I am a neighbor and not a resident of this neighborhood. However, as a neighbor it is my responsibility to listen to the concerns of those who are in and of the community. And if New York is in dire need of a casino, there are much more ideal practical locations that will not complicate the lives of our most vulnerable, which doesn't just include the shrinking middle class.

That also includes a group that most people failed to mention, that most people fail to acknowledge for whatever reason but it is also the low income members of that household or of those households. It also includes senior citizens and all of those who are vulnerable as previously mentioned by other people who are against this development plan. I urge the City Council to vote no on this.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Ieffy.

IEFFY ADELONA: Hi, my name is Ieffy Adelona(SP?), I live in Hudson Yards and have lived there for seven years since the inception. I'm also a volunteer of the Highline and I wanted to get to the first two points that were very stark to me. [INAUDIBLE 02:46:59] currently is concentrated in Manhattan and other neighborhoods continue to experience higher unemployment. So, adding jobs within this area will only further hinder other areas of New York from job creation.

The many available positions that this proposed development plan is suggesting are mostly lower wage service jobs rather than middle income careers that would support living in an expensive city such as New

1 York. The Highline is a special place for our
2 community and over the last 15 years, it has become
3 one of the city's prized jewels and an increase in
4 dark, windy spaces and loss of connectivity to the
5 surrounding areas would really make it bad for people
6 who live in the community.
7

8 We want to continue to support a vibrant,
9 welcoming, and accessible part of the city and this
10 proposal does the opposite of that. I believe that
11 views of the water, the Hudson River are essential to
12 the experience on the Highline and living in Hudson
13 Yards, a lot of the building that have sense gone up
14 really block these important views. So, adding to
15 this corridor in this proposal would continue to
16 block the city's scape and skyline views that create
17 the magical sensation of floating in the city and
18 ultimately the buildings being built close to the
19 park would ruin the magic of the Highline experience.
20 So, I urge the City Council to vote no on this
21 application.

22 CHAIRPERSON RILEY: Thank you. Kenin Porter, are
23 you here? Kenin Porter. Okay, thank you so much for
24 this panel. You're excused and thank you to the
25 Chambers for disagreeing in peace. I see you guys.

Next, we're going to have Aletta Laferg, Carmen Mattis, Ana, Ann, Joe Keen and Luana. And following, we're going to have one last in person panel. That consists of Bridgett, Tru Sims and John Collins. Okay, Luana. Joe Keen.

JOE KEEN ALENAL: Hello, my name is Joe Keen Alenal. I'm from Chelsea Housing and against the rezoning for Hudson Yards. There's so many things and so many problems with the plan that has been proposed by Related and there are so many known and unknown consequences that we will face through the construction and finishing throughout all of this. I'm not here to be redundant. We've heard and we know the problems. The wind, the shadows, the light, the school being built right next to the casino. What I will say as a member of this community, is I will not have my community be used to subsidize corporate loss and greed. They're using our community to make a profit and the businesses that are in support here as well while the community sees the carpet, these businesses and labor movements don't even see the rug underneath their nose. New York City and in turn District 3 is a very delicate ecosystem and to rezone with little community

insight, there will be no telling what this rezoning will bring.

But what I can tell you is that the proposal has been opposed through almost every phase of this process, so to go against this approval and allow this rezoning is to ignore all levels of community insight. Related can kick, scream, and represent whatever information they have to seem as favorable as they want but this community sees right through them and we're not here to back down.

And one thing I will say before my time wraps us is New York does not have a housing crisis. We have an affordability crisis. We can't pay to keep staying here. Related says the plan in 2009 is out of the window and they can't fix it. Well, guess what? Drop that contract and find somebody else who will. Take that loss on the chin and move on. Get somebody who will get it done. Oh yeah, thank you all for your time.

CHAIRPERSON RILEY: Thank you. Next, we'll hear from Ann.

ANN AUST: Hi, my name is Ann. Last name is A-u-s-t Aust and I live in Hell's Kitchen and uhm I've heard a lot of arguments for and against and they're

all compelling but I have to say I oppose the rezoning of this - of the Highline and uhm I feel the way everybody that's opposing this, I agree with their reasons and it all makes a lot of sense to me and uhm, so I urge the City Council to please oppose the rezoning of the Highline. Thank you.

CHAIRPERSON RILEY: Thanks. Carmen.

CARMEN MATTIS: [INAUDIBLE 02:52:21]. Good afternoon, I'm Carmen Mattis. I have lived for 50 years between Hell's Kitchen and I know live at Penn South, Chelsea. I am an avid supporter of the Highline. I go there all the time. I'm a woman of a certain age, so you are talking to a senior when you talk to me. I am against the reevaluating of the 209 - what is it?

CHAIRPERSON RILEY: Proposal.

CARMEN MATTIS: Proposal and I am in favor of taking it all back to the drawing board and restarting. We do not need to dwarf the Highline with no sunshine. We do not need more unaffordable housing but we do need people and we do need jobs. I don't necessarily think that it will be the jobs that a casino will give us but I do think that we need more work in this neighborhood. We need more

housing. We need more sunlight and we need to support our jewel, the Highline. Thank you very much.

CHAIRPERSON RILEY: Thank you so much for your testimony. There being no questions, this panel is excused. Thank you for testifying today. I have one more panel, which consists of Tom Morris, Bridgett Gramling, Tru Sims, and John Collins. If I did not call your name and you want to testify and you're in the Chambers, please see one of the Sergeant at Arms to submit a speakers card.

After this, we will be transitioning to online testimony. First, we will begin with John Collins.

JOHN COLLINS: Good afternoon. I'm John Collins, I'm a docent on the Highline and I stand firmly opposed to the development plan for the casino and the drastic reduction in promised housing.

The plan is not a value add to the residents, the Highline, or the millions of visitors who come here each year. It only benefits Win and Related, not our city. The Highline transformed this neighborhood. Why? Because it balanced the needs of the community. It preserved nature along with urban life and provided a way for people to experience New York from

a whole new perspective. 30 feet in the air,
surrounded by art, architecture and history.

This casino complex shades that balance. It
does not compliment the Highline. It will degrade
one of most beloved spaces in New York City. Now
originally the plan called for nearly 5,700
residences - I've heard 52. It now provides less
than 2,000 but maybe it's 4,000. That's not a
compromise. It's greed. Developers say that the
plan isn't economically feasible but saving the
Highline wasn't feasible in 1999 either. But smart,
brave minds in the form of Joshua David, Robert
Hammen and others made it possible.

Be smart, be brave, and execute a vision that
benefits everyone, not just a few corporations. It's
not impossible. It's only impossible if you don't
try. Thank you.

CHAIRPERSON RILEY: Thank you and next we'll hear
from Tru.

TRU SIMS: Thank you for letting me speak today.
I strongly - I'm strongly against the proposed casino
at Hudson Yards West. I currently live on 16th
Street and 8th Avenue, less than a mile from the
proposed casino location. I have lived and worked in

and around Chelsea since 1980. The Highline has brought both locals and tourists, including many families from around the city and the world to the far west side of Manhattan, which in the 1980's as many of you may recall was quite bleak. The change has been good and positive. The original 2009 Hudson Yards West plan as you know was envisioned primarily as a residential neighborhood with a focus on green space. There was a commitment for affordable housing, a new public school and other community focus initiatives. It was designed, in my opinion, to be family friendly. There is no way that a casino and family friendly go together. So, now this plan has become something totally different.

Once you add a casino, you lose the positives. No good will come from building this casino, for all the reasons everybody already knows. New York does not need this casino or any casinos. There are plenty of things to do and ways to be entertained and make lots of money in New York City without the proposed Hudson Yards West casino. We can do better than this plan. Thank you.

CHAIRPERSON RILEY: Thank you. Bridgett.

BRIDGETT GRAMLING: Hi, my name is Bridgett Gramling, I live on the upper west side currently but I lived on 23rd Street and Chelsea for the first eight years that I lived in New York. I still spend a lot of time in Chelsea in the Hudson Yards volunteering for several nonprofits including the Highline. The Highline is one of my favorite places in the city and when I lived in Chelsea it was my sidewalk.

I've thrown out the majority of my comments because you don't need to hear everything over again but I do want to emphasize the wind issues that are a part of this current proposal. I don't think I heard them say today that the impact is going to be felt as far south as 23rd Street. Currently in Hudson Yards, the Highline has to be closed in the railyard section regularly because of the wind issues from the current Hudson Yards project. You can hear the wind whipping through there, especially in the winter time and closing that section of the park eliminates a lot of really wonderful views and really wonderful experience, especially the south seeded landscape that's still currently there. If you extend that all the way down to 23rd Street, it's possible that two-

thirds of the park would be closed on any given day, which would significantly limit peoples ability to experience the park and I think that that would be a tragedy and travesty. Thank you.

CHAIRPERSON RILEY: Thank you. Tom.

TOM MORRIS: Hi, thank you for your time today. My name is Tom Morris, I've lived in the West Village for a little more than 26 years now and as with many of those speakers here today, I am a frequent user of and volunteer with Friends of the Highline. I don't have a lot to add to you know so many of the things that we've been talking today. We've heard many times when we were hearing the Highline as one of the jewels in New York City's crown at least on the west side of Manhattan, hearing it compared to - well the casino and the Hudson Yards rezoning plan compared to the Highline and the Whitney Museum and Hudson River Park and Little Island. I kind of sensed a ripple of desinence about you know what on this list, what does not belong on this list because it is so different. You know the Hudson Yards is mostly inside and in terms of experience, it is very different from the Whitney Museum and the Highline and Hudson River Park, and Little Island. And over the years that

I've been here and involved with the Highline, yes, you know we've seen many changes as other people have expressed here. I am not opposed to change. I am not opposed to development. You know these are good things but they need to be worked on carefully and this is not the right plan. This is not the right way. This is the kind of thing that Jane Jacobs for example, who sometimes is dismissed as nostalgic or overly idealistic. I think that dismissiveness isn't correct because she was about working on plans and involving communities. So, I hope you'll all oppose this proposal and thank you for your time today.

CHAIRPERSON RILEY: Thank you for testifying today. We appreciate it. That will conclude our in person testimony. This panel is excused. Is there anyone else in the Chambers who would like to testify, please see one of the Sergeants for a speakers card?

We will now transition to online testimony. The first group I will be calling from is Maria Ortiz, David Slos, and Lydia Andre. That is Maria Ortiz, David Slos, and Lydia Andre. The following group after that group will consists of Chante Bunch, Denise Lugo, Veronica Thaxton and Leslie Sloan. We

will begin first with Maria Ortiz. Maria, if you can hear me, please unmute and you may begin. Okay, we'll come back to Maria. David Slos, if you can hear me, please unmute and you may begin. Okay Maria, they're saying you're online but you're not unmuting, Maria Ortiz please unmute. Okay do we have Lydia?

LYDIA ANDRE: Yes, can you hear me?

CHAIRPERSON RILEY: Yes Lydia, you can begin.

LYDIA ANDRE: I'm Lydia Andre from the Chelsea's Neighbors Coalition and 300 West 20th Block Association. I wanted to add my voice against this proposal because here we are again waiting for the crumbs to fall off the table while developers feast on our city. And let's be honest, developers are casting the kind of shadows most of us in this city don't want to live with. I am always confused by the way this process works. I don't recall that Related is tasked with making the city a better place for creating more affordable housing or creating a more equitable city with better community access to public spaces or protecting our present resources of light and air in the Highline. Yet here they are in the driver's seat deciding how much housing we can have.

How our tax dollars are spent or whether we have a casino hoisted on us. How does that work? Do we not see what's in front of us? Related stands to reap enormous profits from gaining, yet what is really going on here is a gaming of the system. One speaker claimed that the 2009 plan was no longer realistic. Realism isn't the problem, greed is.

One speaker mentioned that no one gets 100 percent affordability yet should we be satisfied with seven percent? Related is not the only game in town. This is a historic once in a lifetime development site and development opportunity. They can come back with a better plan just like they tried to do on Friday. They can go back to the 2009 plan, which is a better plan. We absolutely can and must do better. Let's insist on it.

City Council members, thank you for this opportunity to speak but please do your job and stand up for us. We must honor our commitments to the community. We must build more affordable housing. We must maintain our public spaces and make sunlight and open air accessible. That is minimal. Thank you.

COMMITTEE COUNSEL: Thank you. Maria Ortiz, are you able to unmute? How about David Slos?

DAVID SLOS: Yup, hello. Yeah, so just very quickly because all the points have been gone over here very eloquently and in a lot of detail. My name is David Slos, I'm speaking on behalf of the 300 West 18th and 19th Street Block Association. We and our members have a lot of concerns regarding the proposal. Ultimately, we are not against development in the area obviously and I just want to point out that the proposition by related that it's this version of the development or we continue to live in the Hell's scape that they've very carefully chosen pictures of the current state of the neighborhood and is disingenuous. There's obviously another way to do this, which will be more beneficial to the members of the community here. So, we urge the Council to demand clear commitments on housing, affordability and public subsidies before moving forward and to vote no on this rezoning application. Okay, thank you.

CHAIRPERSON RILEY: Thank you. Maria Ortiz. Maria Ortiz, if you can hear me, please unmute.

SERGEANT AT ARMS: You may begin.

CHAIRPERSON RILEY: Okay, we don't have Maria so we'll move onto the next group. The next panel will consist of Chante Bunch, Denise Lugo, Veronica Thaxton and Leslie Sloan. Chante, you may begin. Please unmute. Chante Bunch? If you can hear me, please unmute. Denise Lugo? Denise, if you can hear me, please unmute. Okay, Veronica Thaxton? Leslie Sloan?

VERONICA THAXTON: Hello?

CHAIRPERSON RILEY: Yes, Leslie?

VERONICA THAXTON: Can you hear me?

CHAIRPERSON RILEY: I'm sorry, who is this?

VERONICA THAXTON: This is Veronica Thaxton.

CHAIRPERSON RILEY: Go ahead Veronica.

VERONICA THAXTON: Hello, good day to all of you and thank you for this opportunity to virtually testify. My name is Veronica Thaxton and I'm a lifelong New Yorker and a proud resident of Hudson Yards. In fact, I live in a related companies property. I stand before you today not just as a supporter, but as someone who is also deeply connected to Hudson Yards and is invested in its future.

As you are already aware, this project doesn't just bring buildings, it brings several and many opportunities. Besides the already documented benefits, I believe that this will be an incredible engine of support and an ecosystem for small businesses, culture, the arts and the community at whole. All the benefits will be a catalyst for creating thousands of well paying jobs and will have the potential to provide many New Yorkers with a brighter future. Importantly, this new plan reflects the voices of our community by respect that Related revise their proposal after more than 200 community meetings, replacing an office tower with more housing. That all matters. I'd say yes to this vision because I believe that it will make Hudson Yards more vibrant, dynamic and inclusive. I hope that you will also say yes. I am not in any way disrespectful to some of the oppositions but I do trust the things such as those currently underserved, of the affordability, the increased wind and shadow impacts and other important concerns and will be resolved between our city and Related.

Paraphrase what Council Member Erik Bottcher likely pointed out at the beginning of this hearing,

we as New Yorkers are proprietary yet scored at the same time. I interpret this to mean that while we feel deep prided ownership over our neighborhoods, we also carry this shared responsibility to care for them.

SERGEANT AT ARMS: Thank you for your testimony, your time has expired.

VERONICA THAXTON: Thank you.

CHAIRPERSON RILEY: Thank you Veronica. Next we'll hear from Leslie Sloan. Leslie, if you can hear me, please unmute.

LESLIE SLOAN: Hi, I'm here. I'm here, thank you. I moved to New York City in 2002 and worked in a building that is now called Five Manhattan West that sits between 31st and 33rd between 9th and 10th. Back then, it was a harsh brutalist building that straddled railyards to its east and west. The neighborhood was deserted and as a young woman, I was afraid to walk home alone at night. How many jobs were in those railyards? How many restaurants and stores were there for my colleagues and I to go to dinner? The McDonald's on 34th and 10th. What Related has built in the first phase of Hudson Yards is a brand new neighborhood within our city and a

complete urban downtown where it to be dropped into any other American city. I brought my three kids to the Hudson Yards opening day festivities in March of 2019 and told them that they would tell their grandchildren they were present when this exciting new community was born. But I'm really here to speak to you as a Chelsea resident of over 20 years who owns a business. My company plans corporate and not for profit events and Hudson Yards is a place my clients are eager to go and bring their attendees, welcoming people to a part of the city that was previously desolate.

With the gorgeous spaces within Hudson Yard campus represent to my clients, is the best of New York opportunity and promise on the literal horizon. That's tangible and doesn't exist in the same way anywhere else in our amazing city. Now we have the opportunity to add more benefits, more housing units, more green space, a school, a childcare center. Is this plan perfect? Probably not but are shovels going into the ground tomorrow? Also no. Related will have to keep coming to these meetings and continuing to integrate the feedback of the

community, the organizations in our community, as they've done to this point.

We're not voting on a casino today; we're voting on progress. We are voting for an opportunity to add to and enhance the west side. As a Chelsea resident for decades and someone who only wants progress that benefits our city until my children are old enough to speak at City Council meetings, we need you to please vote yes on the rezoning plan.

CHAIRPERSON RILEY: Thank you. Denise Lugo.
Denise Lugo?

DENISE LUGO: Hello.

CHAIRPERSON RILEY: Yes, go ahead Denise.

DENISE LUGO: Hello, my name is Denise, I'm 29 years old. I'm the second generation that's born and raised in New York City from both parents. I'm from all boroughs except for Staten Island. Now, I live in Hell's Kitchen. I'm all for the Hudson Yards West Project. As long as it's affordable with at most 30 percent of our income for rent. Due to the fact majority of the hardworking and dedicated people within the city have the lowest paying jobs and with prices constantly rising to pay for a living. This project should promote emotional intelligence with

human interaction for tourists and residents of the city. This project should also better the mental health crisis within the city by allowing low income workers to have a better living.

Thank you for allowing me to speak and have a voice of love for New York City.

CHAIRPERSON RILEY: Thank you Denise. Chante Bunch. Chante Bunch? Chante Bunch? Okay, we're going to call Maria Ortiz one more time. Maria Ortiz, if you can hear me, please unmute. Okay, the next group panel we're going to hear from consists of Reverend Dr. Johnny Green, Elizabeth Velez, Renee Keet, Rodney Harrison and Ford Adams. We'll begin first with Reverend Dr. Johnny Green.

REVEREND DR. JOHNNY GREEN: Good afternoon. I'm Reverend Dr. Johnny Green, pastor of the Baptist Church and mobilizing preachers and communities impact, a Harlem based civil rights and faith based organization. With hardships on the rise for so many New Yorkers, our city is in desperate need of opportunities to bring new housing, jobs and economic benefits to those who need it the most.

Our community needs jobs. 1,000 union jobs that many folk in our community could benefit from. The

Hudson Yards West proposal provides the opportunity despite what we've heard today of those who oppose.

The proposal also contains funds for workforce development training programs ensuring local residents have a pathway to prosperity. I understand that what is before the Council today is only zoning changes, which are needed for any development to happen on this site. Playing with the single, or the playing without but I hope the City Council does not stand in the way of progress. The complete Hudson Yards West proposal with a casino would not only provide an immediate economic boost with investments to directly help the community including \$1 billion in community benefits that will also provide stability for our nonprofits on the front lines helping to alleviate hunger, homelessness, and other issues. This is absolutely critical at a time when so many nonprofits facing uncertain waters and facing unpredictability at the federal level.

The plans also call for a new school, childcare facility and much needed housing. As a leader in my community, the choice is simple. Hudson Yards West represents a monument of opportunity. We must prioritize the needs of not only the haves but the

have nots, especially those in communities like mine. This project is bigger than any one of us. Hudson Yards West is about fostering hope, opportunity, and a stronger more resilient New York, especially in the face of adversity.

I implore you to support this project. Thank you so much.

CHAIRPERSON RILEY: Elizabeth Velez.

ELIZABETH VELEZ: Good afternoon members of the City Council. My name is Elizabeth Velez and I'm a business owner for a business that's established in Manhattan and does work in and around the area of the Hudson Yards. I am absolutely in support for the rezoning of the City Council rezoning of the Hudson Yards, allowing them to move forward. New York City is the center of the world and is best known for iconic development. The Hudson Yards West is emblematic of this. Not only equity but also the great evolution of an underutilized, underserved area of New York City. New housing, green space, public schools, amenities, funding for the MTA and great jobs both in construction and permanent jobs and opportunities of inclusion for diverse firms to build our great city. We have the opportunity now to

continue to transform the skyline of Manhattan.

Let's dream big and support the zoning change which will benefit all New Yorkers. I support the City Council to vote yes on this zoning change.

CHAIRPERSON RILEY: Renee Keet. Renee Keet?

RENEE KEET: I'm here, I'm just getting it up.

Okay, my name is Renee Keet, I'm the Resident Association President of the Elliot Chelsea Houses.

Much has been made about the jobs this proposed casino would supposedly create but when you look closer, that argument falls apart. The developers have already admitted that they plan to build over the railyards with or without this casino.

Construction jobs are already coming. We don't have to sell out our community for promises they were going to fill anyway.

The reality is the plans they are pushing do not reflect our communities real needs. It is an outrage. Hudson Yards is not inclusive. It is exclusive. It's a new neighborhood but not built with the existing community but for the tourists and the wealthy. And while the luxury towers up went, the residents have been left behind. Meanwhile we have been paying their bills through tax breaks and

public subsidies and right now we see how misplaced priorities are. The Manhattan school house plays on our grounds on the Elliot Chelsea Houses, not in Hudson Yards. They benefit from our space while our resident needs continue to be ignored. Developers keep making empty promises. They are willing to throw in 4,000 more units just to sweeten the deal to win a casino license, not because they care about housing but because they care about profit. When are we going to stop begging? When are we finally going to hold developers accountable? We don't need more fake affordable housing that no one here can actually afford. We need real, deeply affordable housing, public housing. We need parks, schools, cultural spaces and investment in our community, not casinos and broken promises.

For months developers have been trying to take back consent from our communities. Dangling promises of swimming pools, jobs and schools but their true priority has always been profit. Enough is enough. We urge the City Council to vote no on this application. Stand with the people who live here, not the billionaires and the tourists they cater to. Thank you.

CHAIRPERSON RILEY: Rodney Harrison. Rodney Harrison, if you can hear me please unmute and you may begin.

RODNEY HARRISON: Can you guys hear me?

CHAIRPERSON RILEY: Yes, we can hear you.

RODNEY HARRISON: Yes, my name is Rodney Harrison. I'm a resident of Manhattan. I'm here today because I want to see progress and growth in New York City. I support the Hudson Yards West project because I believe it will benefit me economically as well as my family and increase quality of life and improve our infrastructure. It will benefit all of us throughout this community and I vote yes on this project, I'm hoping you all are too.

CHAIRPERSON RILEY: Thank you. Ford Adams.

FORD ADAMS: Uhm, yeah, I support the casino for the jobs.

CHAIRPERSON RILEY: Okay, thank you Ford.

FORD ADAMS: I think this is a very good project and will help the community a lot, providing long term, long lasting good careers for people.

CHAIRPERSON RILEY: Okay, thank you Ford. Maria Ortiz. Maria Ortiz? Chante Bunch? Chante Bunch? Okay, do we have a James Duckett online?

JAMES DUCKETT: Yes, I'm here.

CHAIRPERSON RILEY: Go ahead James.

JAMES DUCKETT: Good afternoon I'm the Reverend James Duckett, Senior Pastor of the Fort Mott Baptist Church in the Bronx New York and also a member of Impact New York Network. Hudson Yards West is a solution and example of the tremendous opportunities for good that can happen when the private, public and nonprofit sectors work together with shared mutual goals. New Yorkers are struggling to pay rent, buy groceries, afford childcare, and overall just build sustainable life.

At the same time, the potential for dramatic funding cuts at the federal level threatens to make the situation much worse for the working class family. I believe that this project will create tens of thousands of permanent union jobs. Jobs that will ensure New Yorkers can not only stay in New York but have a pathway to success and a workforce development training. And the proposal will ensure residents can obtain the critical skills needed to harness this

opportunity. I understand we are here today to discuss zoning for this development. The process for the casino is totally separate and should be. The state will evaluate which proposals create the most benefit for New York but from what I've seen, the plan with the wind resort, which create one billion in community benefits over the next ten years is unprecedented. And in a time when nonprofits don't know whether they can keep their doors open, with everything going on in Washington, we need private investment, funding for food banks, after school programs, job training and so much more.

And then there's the housing aspect. New housing units will go a long way in stemming the outflow of New Yorkers being forced out due to increased rent -

SERGEANT AT ARMS: Thank you for your testimony. Time is expired.

JAMES DUCKETT: Thank you.

CHAIRPERSON RILEY: Thank you James. I'm going to stand at ease. If there is anybody else online, online, please raise your hand and we will call you. [03:24:33]- [03:24:36]. Can I have Justin Thompson, Kelly, Kevin, LaLa and William Fraser? If you guys are online, please unmute. We'll start with Justin

Thompson. Justin Thompson? Kelly, are you there?
Kevin?

KEVIN CARMICHAEL: My name is Kevin Carmichael
and I just want to say that I am in support of the
project for the housing and the public parks. Thank
you.

CHAIRPERSON RILEY: Thank you. Lala? Lala?
William Fraser? William Fraser?

WILLIAM FRASER: Yes, hi, can you hear me?

CHAIRPERSON RILEY: Yes, go ahead.

WILLIAM FRASER: Yes, how are you sir?

CHAIRPERSON RILEY: I'm alright. How are you?

WILLIAM FRASER: Good, thank you. I am for the
Hudson Yards West Project for the reasons for
thousands of new jobs, economic growth, and the
continuance of amazing things happening in the Hudson
Yards. I just think this will add more to it and at
the end of the day, there's going to be a casino in
New York City anyway sooner than later, why not let
Win projects do it because they do it right and it
will create thousands and thousands of jobs. And at
a time what we're going through in New York City
right now, this can only be a boost for all of us.
And by the way, I'm a small business owner, a Native

New Yorker and my business is in Chelsea New York.

Thank you sir.

CHAIRPERSON RILEY: Thank you. Shamane?

Shamane?

SHAMANE: Hello, can you guys here me?

CHAIRPERSON RILEY: Yes, go ahead.

SHAMANE: Oh, thank you. Well, first of all

thank you. Shamane O'Connell, I approve this

project. I feel like it will be great for Chelsea.

It will bring plenty of jobs, affordable housing,

parks. Again, between the nonprofit, the private,

the public sector, and I'm a business owner here in

Chelsea myself and a Native New Yorker and it's just

the expansion and there's going to be a casino in New

York, so why not Hudson Yards? Thank you.

CHAIRPERSON RILEY: Thank you Shamane. David

Warren? David Warren? David Warren? Okay, we have

a few iPhone users online. If you are online, please

unmute. State your name and you may begin.

UNIDENTIFIED: Oh hi, can you hear me?

CHAIRPERSON RILEY: Yes, go ahead.

UNIDENTIFIED: Okay thank you so much. I'm always

at the end of these meetings. Thank you to the

Committee and Council Member Erik Bottcher who

represents my district. I'm a born and raised New Yorker. I've lived in Chelsea for the past 15 years.

CHAIRPERSON RILEY: Can you please state your name? Sorry.

JULIE HATERER: Oh sorry, Julie Haterer, Dr. Julie Haterer.

CHAIRPERSON RILEY: Thank you. You could begin.

JULIE HATERER: Okay, anyway, so thank you for taking - for letting me talk at the end of all of this. But anyway, I've lived in my current location on 23rd and 10th for the past eight years. I'm a retired psychiatrist and recently have been volunteering as a horticulture partner, a volunteer gardener on the Highline, which I've been involved with since it's inception. I love the Highline and you know who else loves the Highline as we've already said everyone. Everyone in the world loves the Highline. I was in London and I was in Washington DC this weekend and when I say work on the Highline, they say "oh, that's so cool. I love the Highline."

So, that gets me to the question is why you would vote on a zoning proposal that will take away the beauty and character of the Highline. This is the third or fourth meeting I've been at and I've spoken

at usually at the end. I'm not a zoning expert but I do know about mental health and before I talk about that. I just want to say to all these people, I support unions, I support development but just think if Related had done what they promised to do in 2009, how many businesses would have been created? How much construction work would have been done?

So, this you know last minute because they finally got the financing - well think they'll get the financing from Win, that's the reason they're doing this now. I mean they've had 16 years to you know make jobs, build you know construction and they haven't done it but now they think they can with a casino. Anyway, I'm a psychiatrist, I can talk about mental health. What's good for mental health, green, light, air, open spaces, community spirit. What's bad for mental health? Darkness, cold buildings, encroaching spaces, wind tunnels and more importantly casinos and gambling near schools, which is crazy.

Finally, what's very important to the community is the feeling that we are heard by our Council people. We are fighting throughout this country. Large developments and corporations which are taking

over the will of the people and you know this is -
how long are we going to keep doing this?

SERGEANT AT ARMS: Thank you for your testimony.
Time is expired.

JULIE HATERER: Okay, please vote no.

CHAIRPERSON RILEY: Thank you for your testimony.
Next, we'll hear from is Emily or Lala? Emily or
Lala? Emily or Lala, please unmute. Emily or Lala?
Okay, if you are an iPhone user, please use the raise
hand function or press star 6 to unmute yourself and
you could testify. Just please reinstate your name.
Do we have anyone else online ready to testify?

Okay, we're going to transition to in person
testimony. I will call on Christopher Leon Johnson.

CHRISTOPHER LEON JOHNSON: Hello Chairs Riley and
Bottcher. My name is Christopher Leon Johnson. I'm
here to show opposition to the Highline project. I
am a former member of 32BJ. I used to work at the
MTA Access as a shop steward from 2017 to 2021 and I
want to explain my reason why as a 32BJ shop steward,
former shop steward is a reason why this is a bad
idea for any community.

First off the zoning application is really off.
You want to take a whole highline, which is a

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2 prestigious institution and put a little crappy
3 little casino and everybody know the casino is going
4 to attract the worst type of people ever to attract
5 into any institution, which is going to lower the
6 land values in your district Mr. Bottcher. You know
7 it's going lower your land values.

8 I'm and be on the record, I am for the casino BID
9 in Brooklyn for Coney Island because it's going to
10 benefit Brooklyn. Manhattan already has enough land
11 use application to be approved. Queens already have
12 enough. The Bronx, forget the Bronx. Staten Island,
13 nobody cares but I'm calling on the City Council to
14 reject this land use application because this is a
15 bad land use application. This is not going to
16 benefit the community at all. Most of the people
17 that are supporting this stuff are getting paid,
18 especially my union 32 BJ and HDC. They're getting
19 paid by the developers that are related to push this
20 project.

21 This is not going to benefit nobody. Yeah, it's
22 going to create jobs in Manhattan but there's already
23 enough jobs in Manhattan. There's already enough
24 jobs. The members are going to get paid from like
25 what \$17 an hour to about \$35 an hour and that's if

they could even see \$35 an hour and that's not even a living wage in New York City and the thing about it; these unions are really corrupt. As a 32 BJ Shop Steward I used to work and do political activity for you Riley, Mr. Riley that help got you elected as a shop steward behind the scenes and Selvena Brooks-Powers, I could tell you right now, these two unions, ACC and 32 BJ are really corrupt. They again, they are getting paid under the table by these developers to push this project and it's not going to benefit the community. It would never benefit the community members.

CHAIRPERSON RILEY: Time expired. Thank you.

CHRISTOPHER LEON JOHNSON: Thank you.

CHAIRPERSON RILEY: You're excused.

CHRISTOPHER LEON JOHNSON: Alright thank you.

CHAIRPERSON RILEY: We're going to transition back online. We're going to stand at ease. If there are any members of the public who wish to testify regarding this proposal remotely, please press the raise hand button now.

If you are in person, please identify yourselves to one of the Sergeants. Thank you. [03:34:27]. If we have anybody online or in person, please identify

yourself. If you're online, please press the raise hand function. If you're in person, please see one of the Sergeants. We will stand at ease for the next 30 seconds. [03:34:51]- [03:35:04].

Okay, there being no other members of the public who wish to testify on LU's 283 to 286 related to the Westend Railyard Modification Proposal, the public hearing is now closed and the items are laid over. We were also scheduled to vote today on 102-51 Queens Boulevard LU's 269 and 270. These items are being laid over.

That concludes today's business. I would like to thank the members of the public, my colleagues, Subcommittee Counsel, Land Use and other Council Staff and the Sergeant at Arms for participating in today's meeting. This meeting is hereby adjourned. Thank you. [GAVEL]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 31, 2025